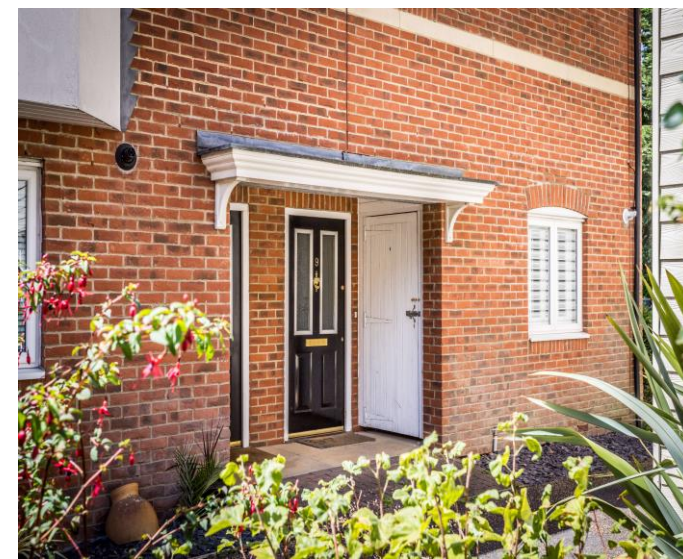




  
HENLEY HOMES

9 Wingfield Court | Banstead  
Surrey | SM7 2GD |



With over 1,700 sqft of living accommodation. A fantastic and rare opportunity to purchase a four bedroom, three bathroom end of terrace town house located in the heart of Banstead Village. This light and bright residence is conveniently located for highly regarded and outstanding primary and senior schools and local amenities. Set behind private gates, this large and bright family home is spread over three floors. The ground floor comprises of a large kitchen with integrated appliances and a small utility housing the washing machine, a downstairs WC and a beautifully light and airy large sitting room which leads into the bright dining/family room. On the first floor are two large double bedrooms both benefiting from en-suites. The second floor has two further bedrooms which both benefit from a Jack and Jill style bathroom. At the rear is a patioed garden with a large shed. At the front is a beautifully kept communal courtyard with seating. Externally the property comes with two car spaces.

**Kitchen 17' 2" x 11' 8" (5.23m x 3.55m)**

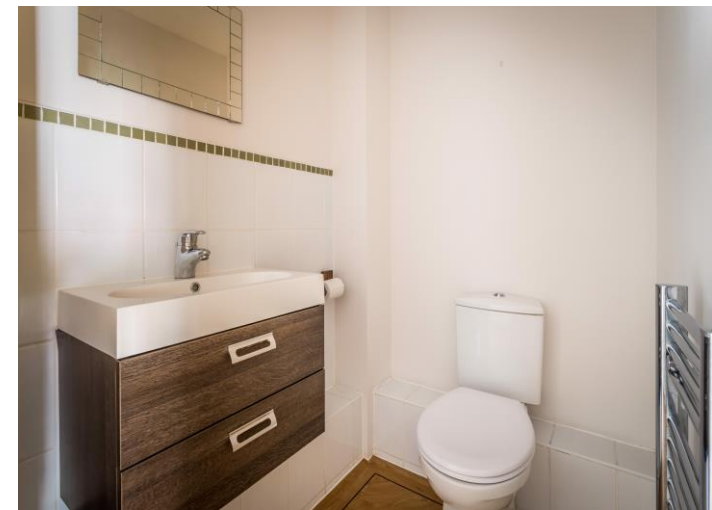
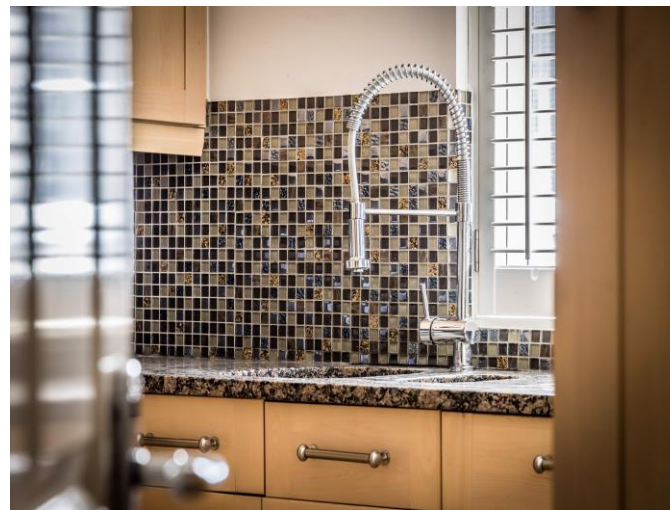
Front aspect, ceramic tiled floor, high and low level storage, integrated microwave oven and oven, gas hob with extractor hood, mosaic tile splash back, 1 1/2 sinks, venetian shutters, integrated fridge/freezer and dishwasher.

**Utility room 4' 4" x 3' 6" (1.32m x 1.07m)**

Space for washing machine.

**Cloakroom**

Wood effect laminate flooring, wash hand basin on vanity unit, low level WC, heated towel rail.





**Sitting Room** 15' 6" x 13' 1" (4.72m x 3.98m)  
Rear aspect, wood effect laminate flooring, feature gas fireplace.

**Dining/Family Room** 12' 6" x 9' 0" (3.81m x 2.74m)  
Triple aspect, wood effect laminate flooring, patio doors leading into the garden.



**Bedroom 1** 15' 5" x 15' 3" (4.70m x 4.64m)

Double aspect, fitted wardrobes.

**En-suite** 8' 3" x 5' 6" (2.51m x 1.68m)

Low level WC, part tiled walls, wash hand basin on pedestal, panelled bath with wall mounted shower head and separate hand held attachment.

**Bedroom 2** 15' 6" x 13' 0" (4.72m x 3.96m)

Side aspect, fitted wardrobes.

**En-suite** 8' 2" x 4' 6" (2.49m x 1.37m)

Shower cubicle with hand held shower attachment, low level WC, wash hand basin on pedestal.



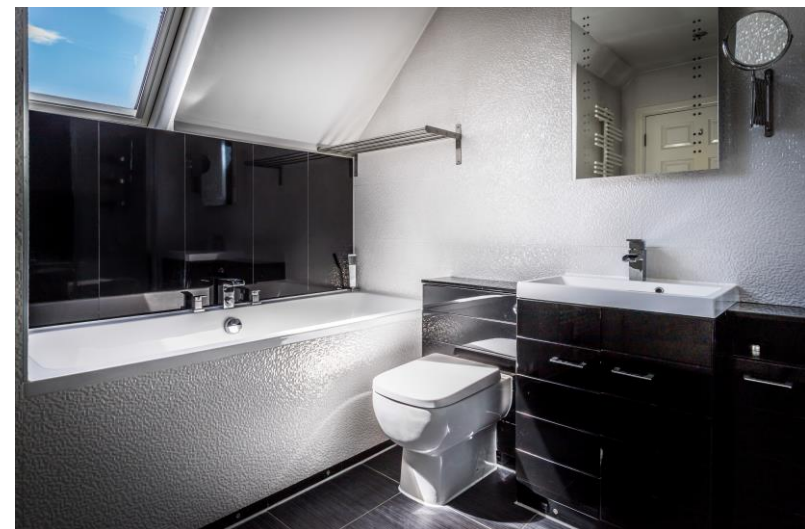


**Bedroom 3** 21' 4" x 15' 5" (6.50m x 4.70m)  
Side aspect, built-in drawers and fitted wardrobes,

**Bedroom 4** 12' 6" x 7' 0" (3.81m x 2.13m)  
Rear aspect.

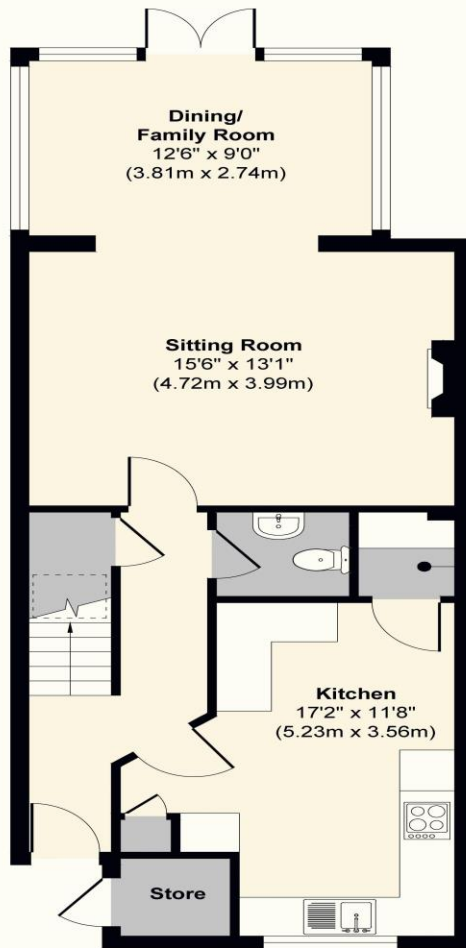
**Jack and Jill Bathroom** 9' 6" x 8' 8" (2.89m x 2.64m)  
Rear aspect, velux window, heated towel rails, panelled bath with hand held shower attachment, porcelanosa tiled floor, low level WC, wash hand basin on vanity unit, shower cubicle with hand held shower attachment.

**Storage space** 8' 3" x 5' 0" (2.51m x 1.52m)  
Eaves storage.

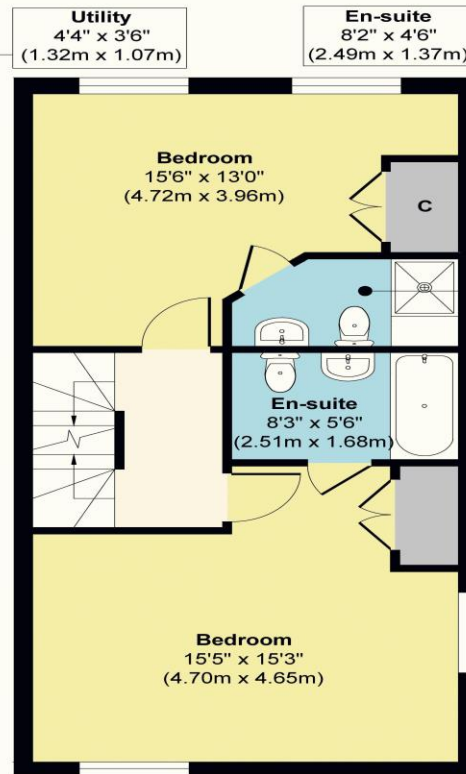




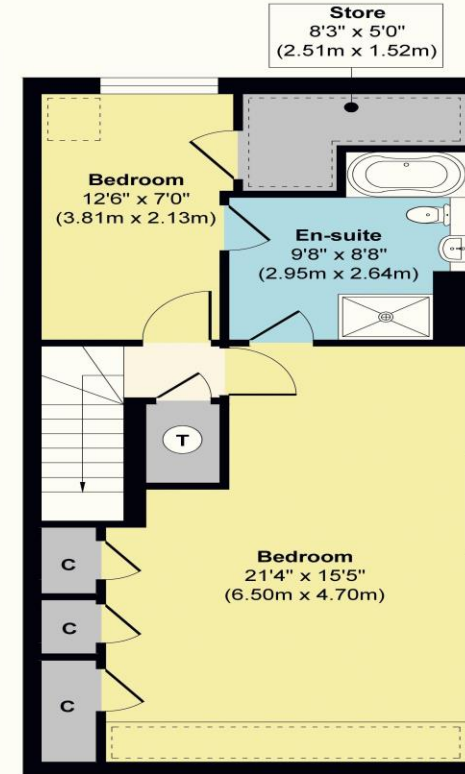
# Wingfield Court SM7



**Ground Floor**  
Approximate Floor Area  
655 sq. ft  
(60.85 sq. m)



**First Floor**  
Approximate Floor Area  
533 sq. ft  
(49.51 sq. m)

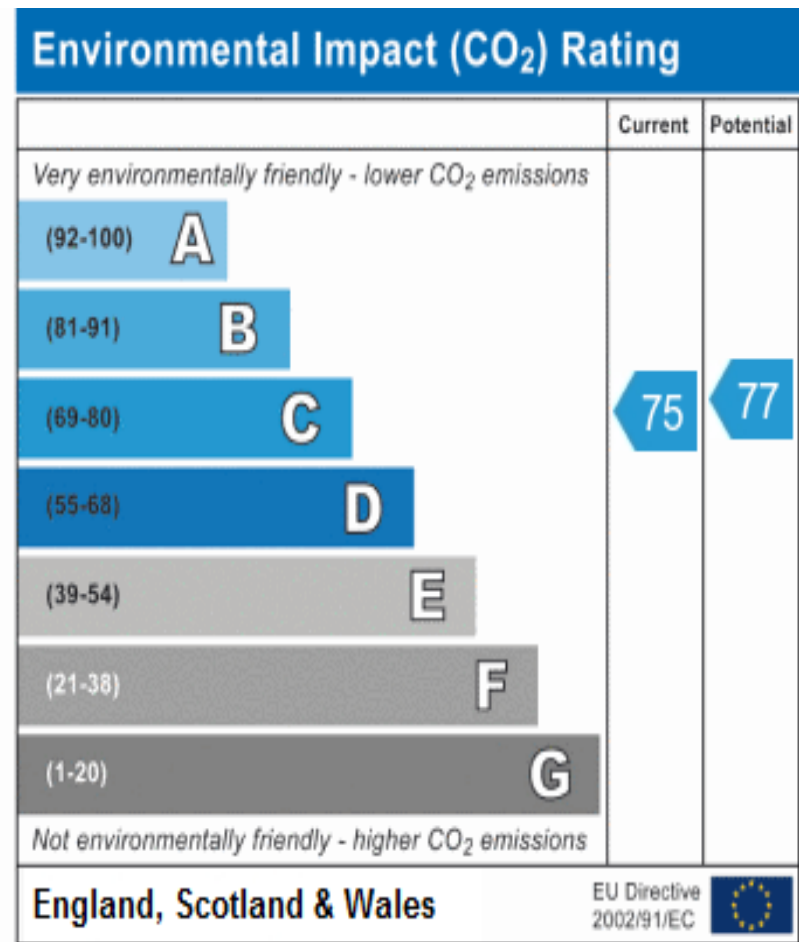
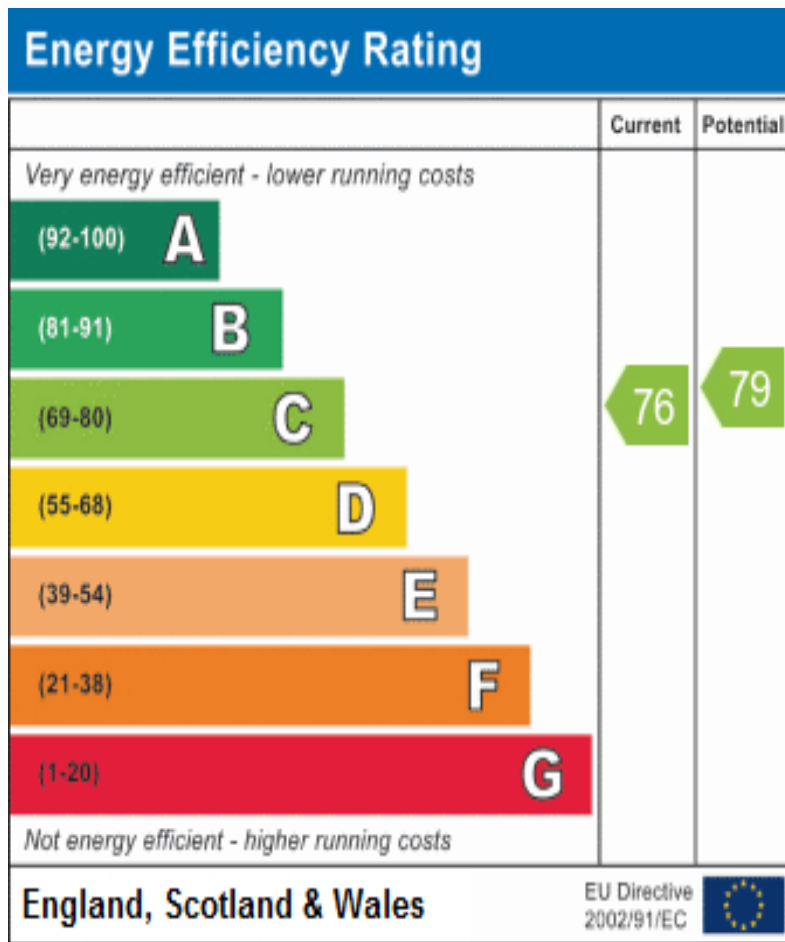


**Second Floor**  
Approximate Floor Area  
533 sq. ft  
(49.51 sq. m)

**Approx. Gross Internal Floor Area 1721 sq. ft / 159.88 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.