



CLIFTON PLACE, BANSTEAD

£635,000

FREEHOLD

Winkworth





CLIFTON PLACE

BANSTEAD, SURREY, SM7

**AN IMMACULATELY PRESENTED AND
MODERNISED THREE BEDROOM CHALET
STYLE HOUSE, WITH VERSATILE
ACCOMMODATION ARRANGED OVER TWO
FLOORS.**

Ideally situated in the heart of Banstead Village, and within an easy level walk to the High Street with its great range of shops, including Waitrose and M&S Simply Food.

Banstead is an attractive, vibrant village with its centrally located church and cemetery, cricket field and numerous woodland and common-land walks, a library, Community Centres, a Health Centre and numerous cafes and restaurants. There are several community events that take place throughout the year.

There are frequent bus services available to neighbouring towns including Epsom, Reigate and Sutton.



CLIFTON PLACE BANSTEAD, SURREY, SM7

This lovely three bedroom semi-detached house has been thoughtfully modernised, and is beautifully presented throughout.

The property was refurbished by the owner, with new windows and doors, heating system, and a modern kitchen and shower room within the last 10 years.

The property includes an entrance lobby, bright double aspect living/dining room, contemporary fitted kitchen with modern white gloss finished units, and integrated appliances including a double oven and gas hob, fridge freezer, washing machine and dishwasher. The ground floor bedroom has built-in wardrobes and french doors opening into the garden, and is just across the hallway from the modern shower room. This bedroom can also serve as a second reception/dining room.

Upstairs provides two double bedrooms which both have built-in cupboards, and a WC.

The property also benefits from underfloor heating in the kitchen, with the remainder served by gas central heating with a combination boiler. There are modern UPVC double glazed windows and doors throughout.

Outside. To the front of the property is a small lawn and shrub borders, and driveway which allows for off street parking and access to the garage. The rear garden is relatively low maintenance, with attractive patterned granite sets, all framed by mature shrub and hedge borders.



BANSTEAD OFFICE

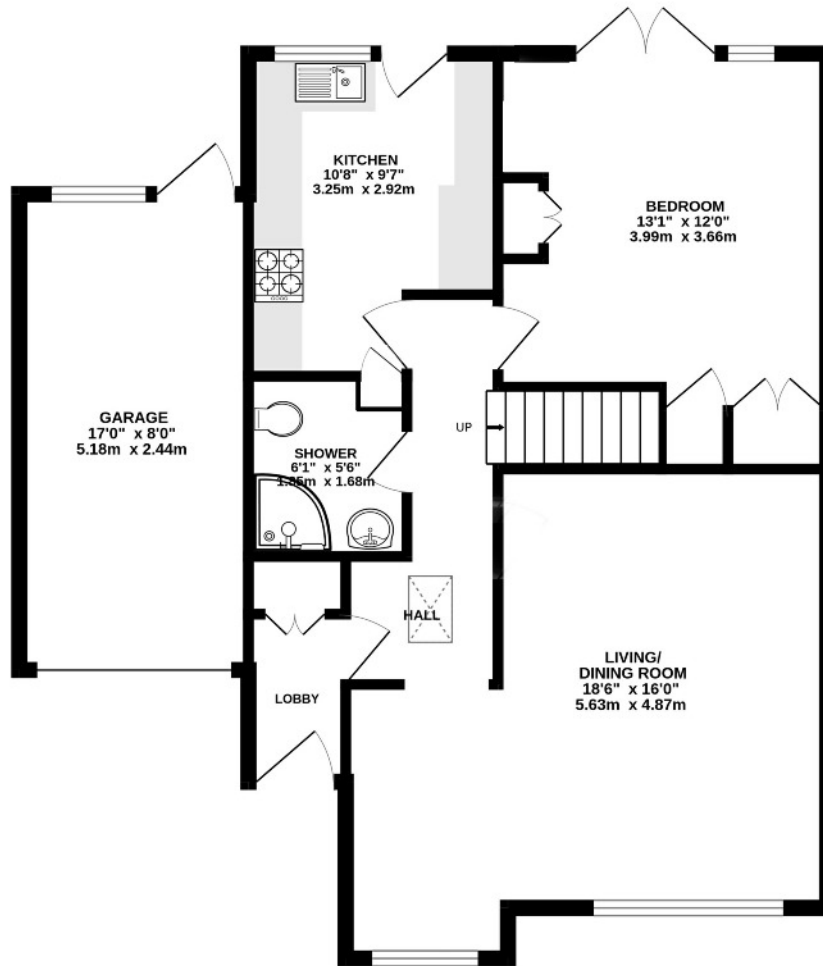
01737 362 362 | banstead@winkworth.co.uk

AT A GLANCE...

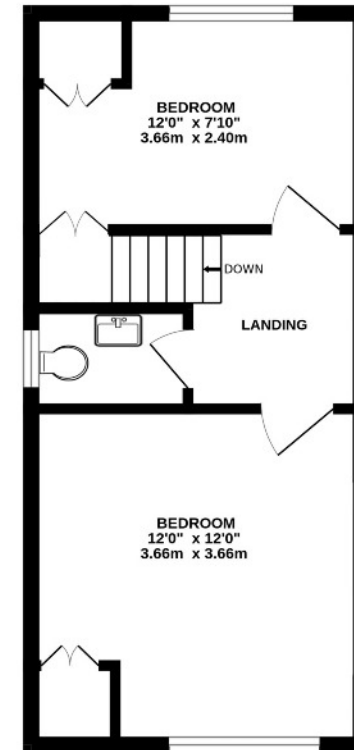
- Entrance Lobby
- Hall
- Living/Dining Room - 18'6" x 16'0" (5.63m x 4.87m)
- Kitchen - 10'8" x 9'7" (3.25m x 2.92m)
- Bedroom - 13'1" x 12'0" (3.99m x 3.66m)
- Shower Room
- Bedroom 1 - 12'0" x 12'0" (3.66m x 3.66m)
- Bedroom 2 - 12'0" x 7'10" (3.66m x 2.40m)
- WC
- Garage - 17'0" x 8'0" (5.18m x 2.44m)
- Rear Garden - 30' (9.14m) approximately







GROUND FLOOR



FIRST FLOOR

Clifton Place, Banstead

INTERNAL FLOOR AREA (APPROX.) 1130 sq ft/ 105.0 sq m

Including Garage

Garden extends to 30 ft/ 9.14m.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2026.

Winkworth

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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for every step...