

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

20 Woodgavil
Banstead
SM7 1AA

Price Guide £750,000 - £775,000

Exciting Opportunity: Detached Four-Bedroom House for Sale

We are thrilled to present this spacious four-bedroom detached house, located in a peaceful no-through road only minutes away from Banstead High Street. With ample space for modernisation and reconfiguration, this property has the potential to become a beautiful family home.

£750,000



4



2



1



- Four bedroom detached house on quiet no through road
- Kitchen
- Conservatory
- Study/home office
- Integral garage and OSP for several cars

- Walk into Banstead
- Sitting/Dining room
- Downstairs WC
- Corner plot and established rear garden

EPC: E





PROPERTY DESCRIPTION

This 1960's house has been owned by the same family from new with original internal doors and parquet flooring to the ground floor, gas central heating and UPVC double glazing. It offers opportunity to extend and reconfigure (STPP) to create a stylish family home.

The spacious entrance hall gives access to an integral garage, WC, study, kitchen with rear garden access, good sized sitting/dining room that opens to the conservatory.

The kitchen with a wealth of gloss units and laminate work tops with breakfast bar overlooking rear garden, gas hob, hood, double oven, dishwasher and under counter fridge.

Upstairs are three double bedrooms and a single bedroom all enjoying fitted wardrobes, supported by the family bathroom with panel enclosed bath and shower over.

To the rear of the property is a paved patio overlooking a spacious garden of approximately 0.33 acre with mature trees and shrubs and summer house at the bottom. Two side gates provide access to the front driveway with parking for several cars and expanse of grass.









PROPERTY DESCRIPTION

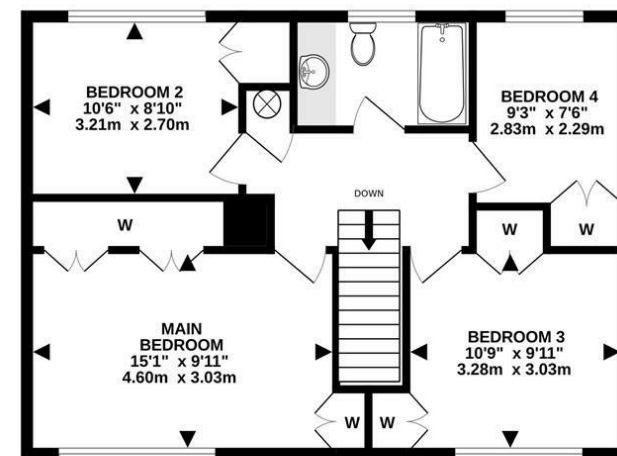
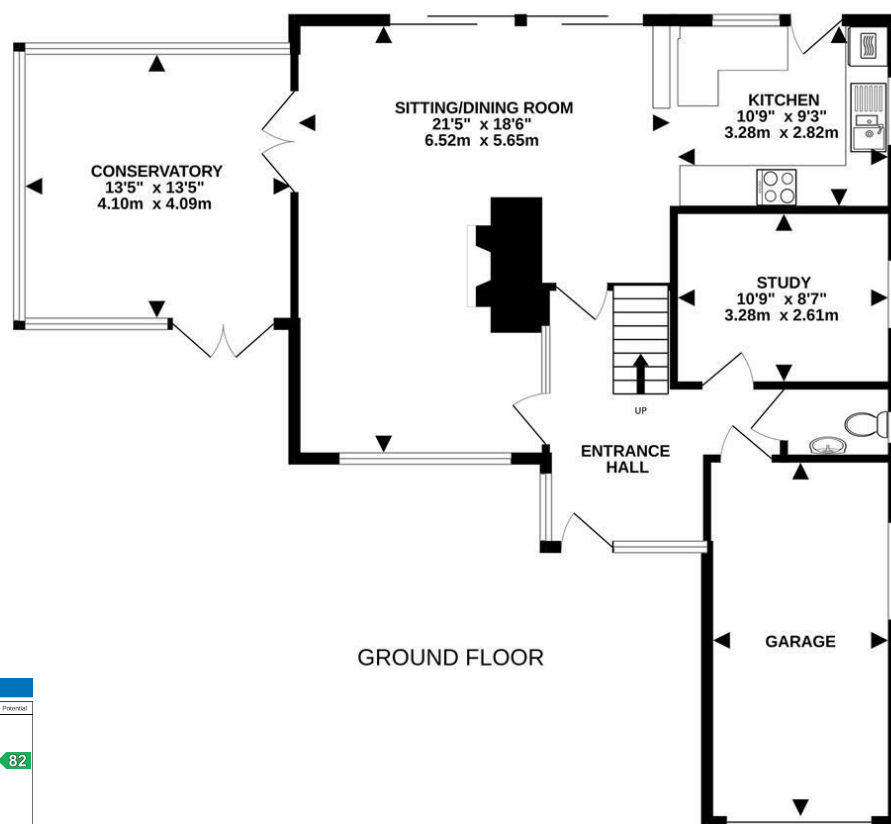
The villages of Banstead and Nork are both easily accessible, offering a variety of shopping and leisure facilities, from traditional village shops through to larger stores such as M&S Food, Waitrose, Boots etc. as well as restaurants, coffee shops and tea rooms. A beautiful park is just around the corner and the local area has a wide choice of good primary and secondary schools as well as independent preparatory and senior schools. There are mainline railway stations at both Banstead, Epsom Downs and Sutton giving easy access to London and access onto the M25 is via junction 8.

If you would like to view this family home, please call a member of the Kennedys sales team.

Council Tax Band: F

Handwritten signature or mark.





TOTAL FLOOR AREA : 1602 sq.ft. (148.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	82
(81-91) B	
(69-80) C	43
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

20, Woodgavil

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



01737 817718

kennedys-ipa.co.uk [@kennedysipa](https://www.instagram.com/kennedysipa) info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT