

Cromwells



**Grange Gardens, Banstead, Surrey, SM7 3RF**  
**Guide Price £700,000**

**Offered with NO CHAIN this superb Detached 3 bedroom bungalow located at the bottom of a much sought after secluded Cul-de-Sac location. Easily accessible footpaths that lead onto the amazing outside space of Banstead Downs.**



- \*Large Detached Bungalow (Quiet Cul-de-Sac)**
  - \*3 Good Size Bedrooms & 21' Reception Room**
  - \*Integral Double Garage & Off Road Parking**
  - \*NO CHAIN**
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### **Enclosed Entrance Porch**

Inner door leading to entrance hall

### **Entrance Hall**

Storage cupboards, doors leading to:

**Living Room/Dining Room - 21' 0" x 15' 1"**  
**(6.40m x 4.59m)**

Dual/Rear aspect, doors out to rear garden

**Kitchen/Breakfast Room - 12' 8" x 10' 7"**  
**(3.86m x 3.22m)**

Front aspect, door to integral garage

**Bedroom 1 - 12' 5" x 11' 10" (3.78m x 3.60m)**

Front aspect, fitted wardrobe cupboards

**Bedroom 2 - 12' 7" x 11' 1" (3.83m x 3.38m)**

Rear aspect, fitted wardrobe cupboards

**Bedroom 3 - 12' 7" x 7' 10" (3.83m x 2.39m)**

Fitted wardrobe cupboard. Rear aspect

**Bathroom/Wet Room**

**Separate WC**

Front aspect

**Integral Garage - 16' 3" x 15' 7" (4.95m x 4.75m)**

Automatic up and over door to front, internal door leading from kitchen/breakfast room, door out to garden

**Outside**

**Good Size Pretty Rear Garden**

Side access

**Driveway to front for off road parking**

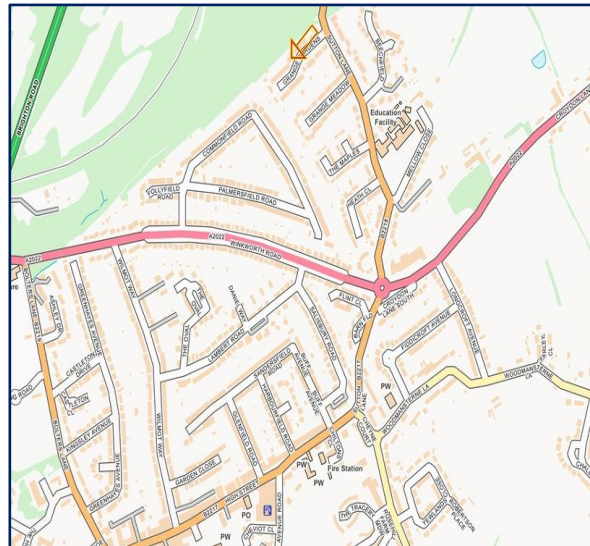


GROUND FLOOR  
1291 sq.ft. (119.9 sq.m.) approx.



TOTAL FLOOR AREA: 1291 sq.ft. (119.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Council Tax - F**  
**Local Authority: London Borough of Sutton**  
**Tenure - Freehold**



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