



**Price**  
**£750,000**

**Freehold**

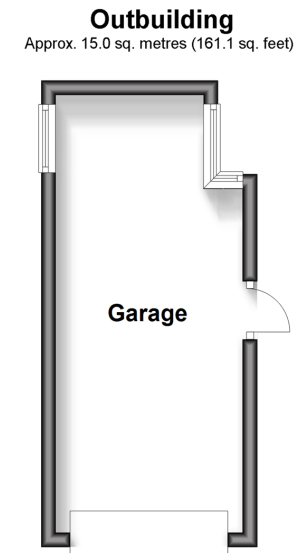
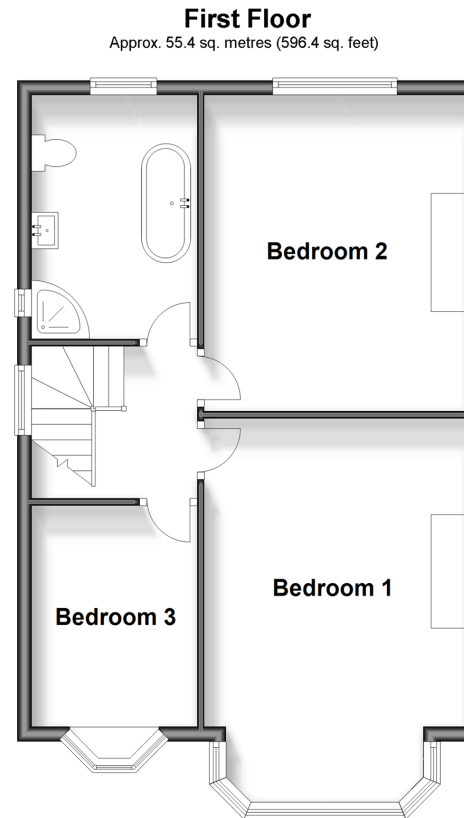
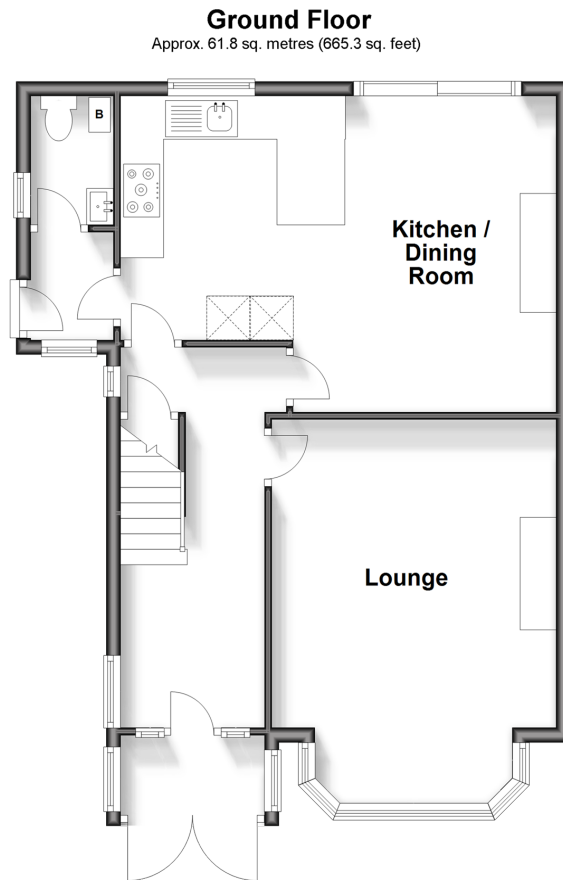
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**Garden Close, Banstead,  
Surrey, SM7**

**OVER 60?**

Secure this property  
for up to **59% less!**

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## Accommodation

### GROUND FLOOR

Porch  
Entrance Hall  
Cloakroom  
Lounge : 17'6 x 12'10 (5.34m x 3.91m)  
Kitchen/Dining Room : 20'2 x 14'1  
(6.15m x 4.30m)

### FIRST FLOOR

Landing  
Bedroom 1: 17'6 into bay x 11'0 (5.34m x 3.36m)  
Bedroom 2: 11'10 x 11'10 (3.61m x 3.61m)  
Bedroom 3: 10'0 x 7'9 (3.05m x 2.36m)  
Family Bathroom

### OUTBUILDING

Detached Garage

### OUTSIDE

Driveway  
Front Garden  
Rear Garden





## Main features

- Stunning family home in central Banstead, walking distance to the desirable high street
- Off road parking with garage
- Close proximity to St Annes and Banstead infants
- Modernised throughout with lapsed planning permission for double storey and wrap around extension
- Sensational location, located in quiet cul-de-sac



### Nearest Schools

Primary Schools: St Anne's Catholic Primary 0.1 miles, Banstead Community Junior School 0.3 miles, Banstead Co-ed Preparatory School 0.5 miles  
Secondary Schools: The Beacon School 0.8 miles, The Harris Academy 1.6 miles, Epsom College 1.9 miles



### Transport Information

Train Stations: Banstead 0.6 miles, Belmont 1.3 miles, Chipstead 1.6 miles



### Address

Garden Close, Banstead, Surrey, SM7



### Directions

For directions to this property please contact us.





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■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property  
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

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