



**Guide Price**  
**£900,000**

**Freehold**

6x  3x  2x 

**Hillside, Banstead,  
Surrey, SM7**

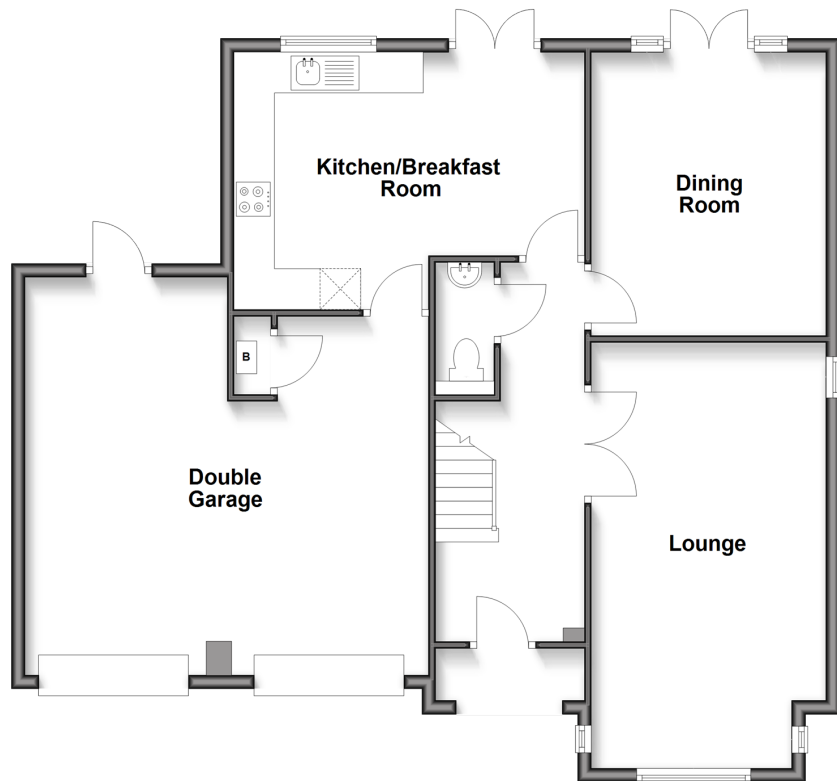
**OVER 60?**

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

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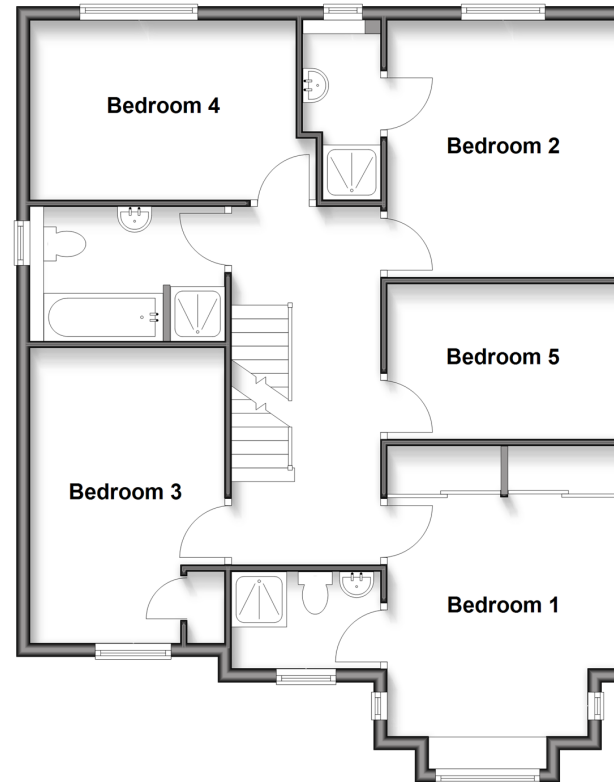
## Ground Floor

Approx. 100.4 sq. metres (1080.4 sq. feet)



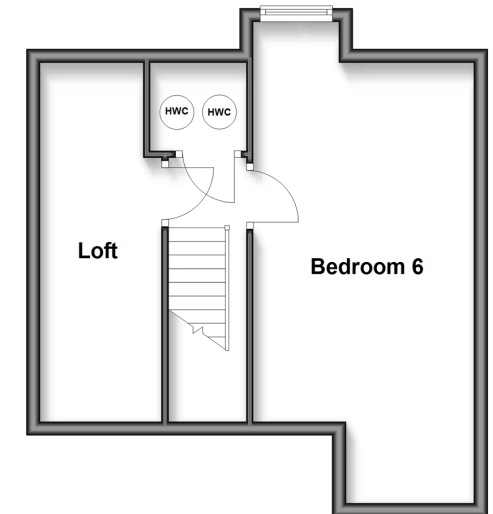
## First Floor

Approx. 85.3 sq. metres (918.1 sq. feet)



## Second Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Lounge: 20'5 x 11'0 (6.23m x 3.36m)  
Kitchen/Breakfast Room : 12'5 x 9'5 (3.79m x 2.87m)  
Dining Room : 13'3 x 11'1 (4.04m x 3.38m)

### FIRST FLOOR

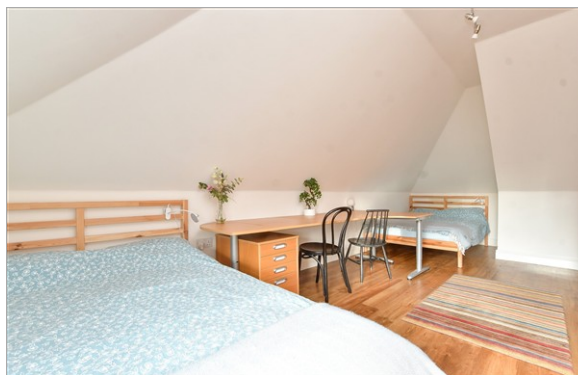
Landing  
Bedroom 1: 11'9 x 11'0 (3.58m x 3.36m)  
En-Suite Shower Room  
Bedroom 2: 12'4 x 11'0 (3.76m x 3.36m)  
En-Suite Shower Room  
Bedroom 3: 14'1 x 9'3 (4.30m x 2.82m)  
Bedroom 4: 12'9 x 8'7 (3.89m x 2.62m)  
Bedroom 5: 11'0 x 7'2 (3.36m x 2.19m)

### SECOND FLOOR

Landing  
Bedroom 6: 21'0 x 10'5 (6.41m x 3.18m)  
Loft: 17'2 x 5'7 (5.24m x 1.70m)

### OUTSIDE

Double Garage: 19'5 x 17'1 (5.92m x 5.21m)  
Large Driveway  
Front and Rear Gardens



## Main features

- Substantial family home in the heart of Nork, nestled away in a quiet cul de sac.
- Well located for schools
- Driveway with 2 EV charging points & double garage
- Generous dimensions throughout, cloakroom, 2 ensembles and family bathroom
- Easy access to Banstead village, train station and Epsom Downs



### Nearest Schools

Primary Schools: Banstead Community Junior School 0.3 miles, St Anne's Catholic Primary 0.5 miles, Warren Mead Junior School 0.6 miles  
Secondary Schools: The Beacon School 0.3 miles, Epsom College 1.3 miles, St Margaret's School 1.7 miles



### Transport Information

Train Stations: Banstead 0.6 miles, Epsom Downs 1.0 miles, Tattenham Corner 1.4 miles



### Address

Hillside, Banstead, Surrey, SM7



### Directions

For directions to this property please contact us.



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Call Banstead Branch 01737 352233 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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