

OVER 60?

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



Guide Price

£815,000

Freehold

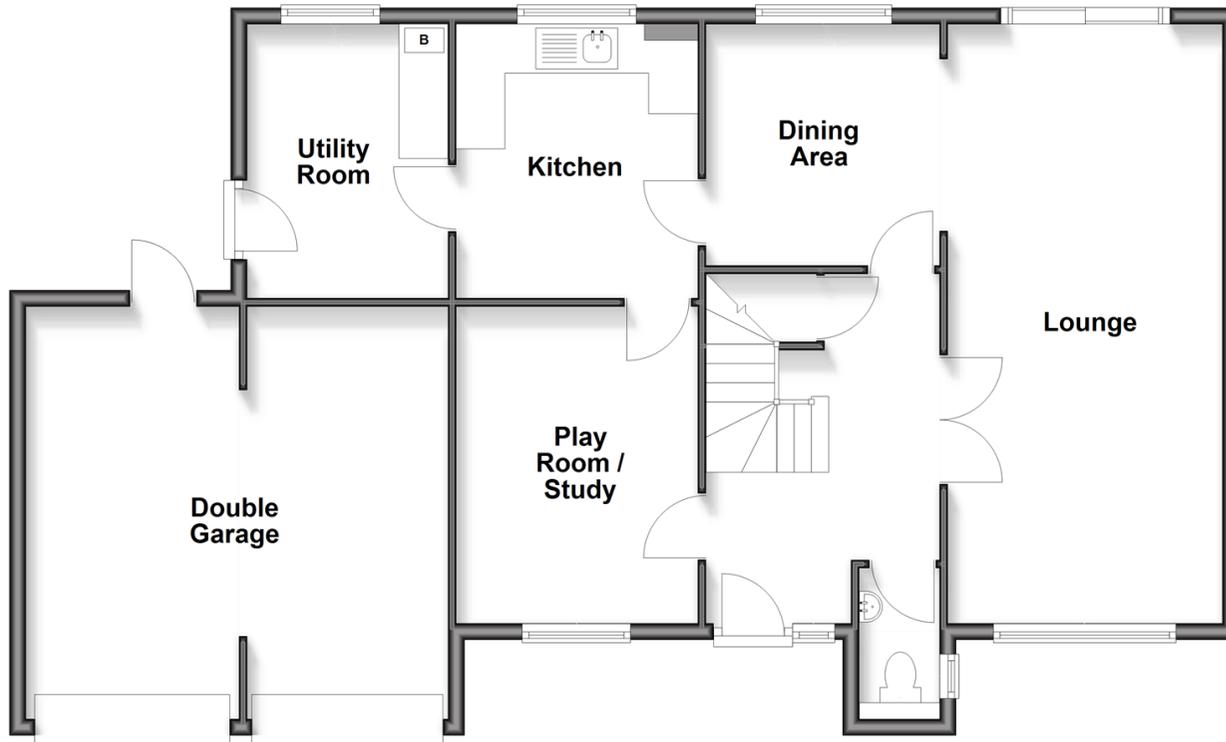
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High Beeches, Banstead, Surrey, SM7

cubitt & west
Helping you move forwards

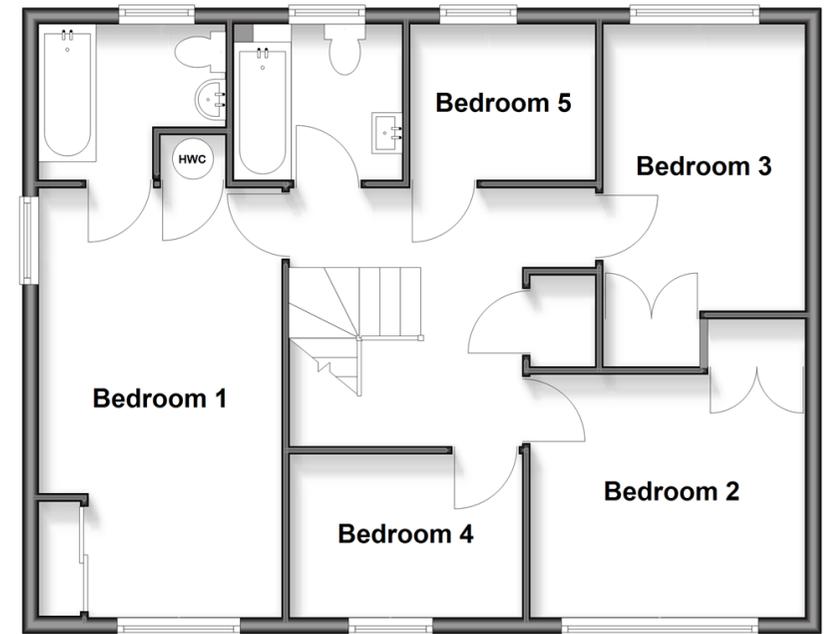
Ground Floor

Approx. 104.6 sq. metres (1125.4 sq. feet)



First Floor

Approx. 67.8 sq. metres (729.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Play room/ Study: 12'4 x 9'6 (3.76m x 2.90m)

Lounge: 23'8 x 11'1 (7.22m x 3.38m)

Dining Area: 9'4 x 9'2 (2.85m x 2.80m)

Kitchen: 10'9 x 9'5 (3.28m x 2.87m)

Utility Room: 10'6 x 7'9 (3.20m x 2.36m)

FIRST FLOOR

Landing

Bedroom 1: 17'0 x 9'7 (5.19m x 2.92m)

En Suite Bathroom

Bedroom 2: 10'5 x 9'6 (3.18m x 2.90m)

Bedroom 3: 11'7 x 8'0 (3.53m x 2.44m)

Bedroom 4: 9'8 x 6'2 (2.95m x 1.88m)

Bedroom 5: 7'4 x 6'5 (2.24m x 1.96m)

Family Bathroom

OUTSIDE

Garage 1: 16'6 x 8'6 (5.03m x 2.59m)

Garage 2: 16'6 x 8'2 (5.03m x 2.49m)

Front and Rear Garden

Driveway



Main features

- Detached family home located on a pretty tree lined road
- Walking distance to Banstead train station
- Mature, level garden with cabin
- Potential to extend subject to planning permission
- Huge driveway for multiple cars, double garage
- Easy access to several popular schools



Nearest Schools

Primary Schools: Warren Mead Junior School 0.5 miles, St Anne's Catholic Primary 1.6 miles, Banstead Community Junior School 1.6 miles
Secondary Schools: Epsom College 0.9 miles, The Beacon School 1.9 miles, The Harris Academy 2.0 miles



Transport Information

Train Stations: Epsom Downs 0.6 miles, Banstead 0.6 miles, Ewell East 1.3 miles



Address

High Beeches, 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)



■ 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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