

**OVER 60?**

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



**Guide Price**  
**£815,000**  
**Freehold**

5x  2x  2x 

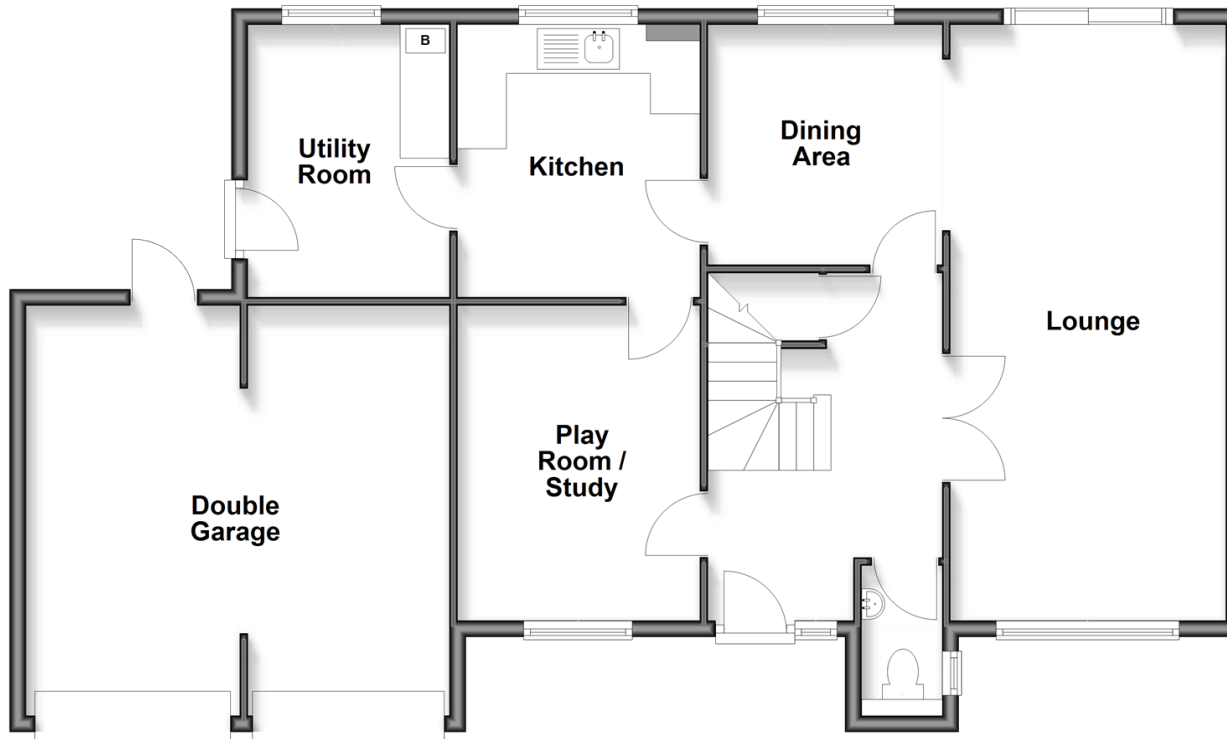
High Beeches, Banstead, Surrey, SM7

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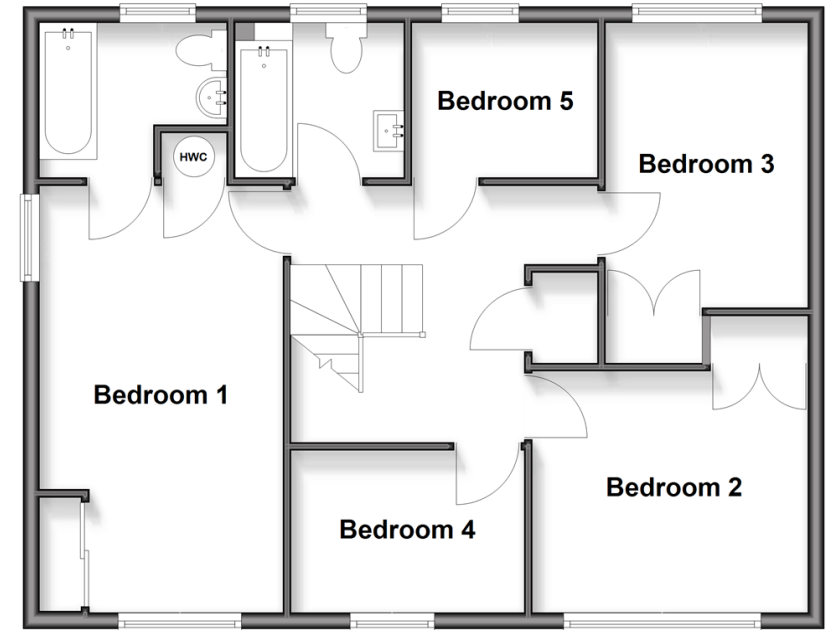
## Ground Floor

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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