

**OVER 60?**  
Secure this property  
for up to **59% less!**



**Guide Price  
£650,000  
Freehold**

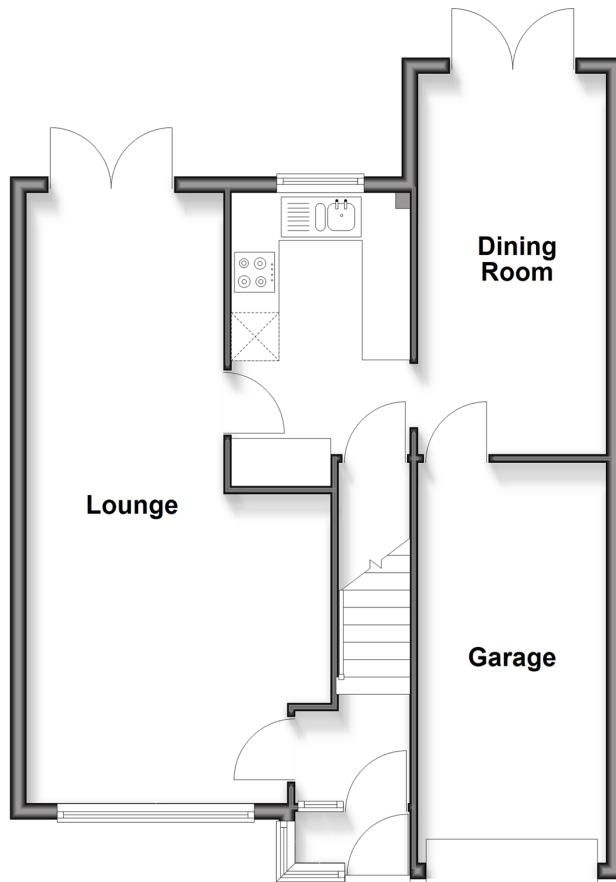
4x 2x 2x

**Cypress Way, Banstead, Surrey, SM7**

**cubitt & west**  
Helping you move forwards

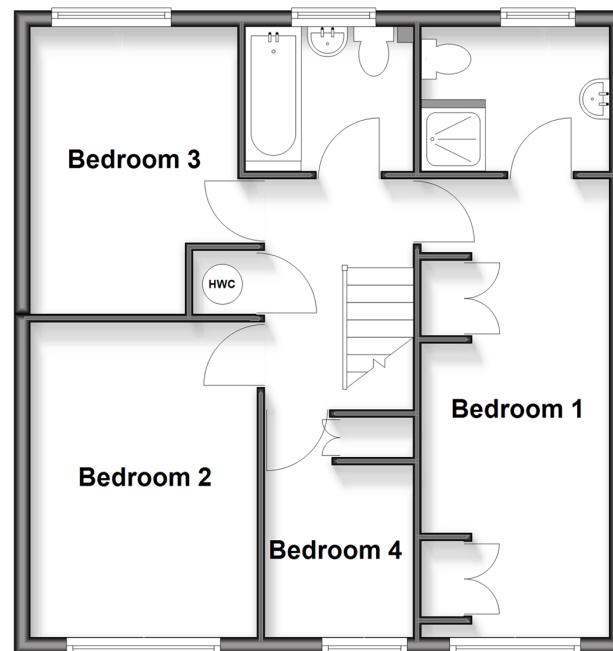
## Ground Floor

Approx. 61.9 sq. metres (665.9 sq. feet)



## First Floor

Approx. 55.4 sq. metres (596.7 sq. feet)



## Accommodation

### GROUND FLOOR

Porch  
Entrance Hall  
Lounge/Diner: (L-shaped) 25'0 x 12'5 (7.63m x 3.79m) plus 12'1 x 7'8 (3.69m x 2.34m)

Kitchen: 12'4 x 7'3 (3.76m x 2.21m)  
Dining Room: 15'5 x 7'6 (4.70m x 2.29m)

### FIRST FLOOR

Landing  
Bedroom 1: 19'2 x 7'5 into fitted wardrobes (5.85m x 2.26m)

### En Suite

Bedroom 2: 13'0 x 9'3 (3.97m x 2.82m)  
Bedroom 3: 11'7 x 8'7 (3.53m x 2.62m)  
Bedroom 4: 6'8 x 6'0 (2.03m x 1.83m)  
Bathroom

### OUTSIDE

Front Garden  
Driveway  
Garage: 16'5 x 8'2 (5.01m x 2.49m)  
Rear Garden



## Main features

- Extended house nestled away a quiet cul de sac.
- Located on the popular High Beeches development built in approx 1970's
- Integral garage and driveway
- Walking distance to Banstead train station
- Warren Mead & The Beacon School all within easy reach of the property
- Chain Free

### Nearest Schools

Primary Schools: Warren Mead Junior School 0.9 miles, St Anne's Catholic Primary 1.4 miles, Banstead Community Junior School 1.4 miles

Secondary Schools: Epsom College 1.2 miles, The Harris

### Transport Information

Train Stations: Banstead 0.8 miles, Epsom Downs 0.9 miles, Ewell East 1.3 miles  
Underground Wimbledon 6.4 miles, Colliers Wood 6.4 miles, Morden 6.9 miles

### Address

Cypress Way, Banstead, Surrey, SM7

### Directions

For directions to this property please contact us.



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Call Banstead Branch 01737 352233 ■ [cubittandwest.co.uk](http://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.

EPC RATING  
CURRENT:  
D(63) ■ POTENTIAL:  
B(84)  
20110010/20250918/NP/LE