

**OVER 60?**

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



**Guide Price**  
**£650,000**  
**Freehold**

4x  2x  2x 

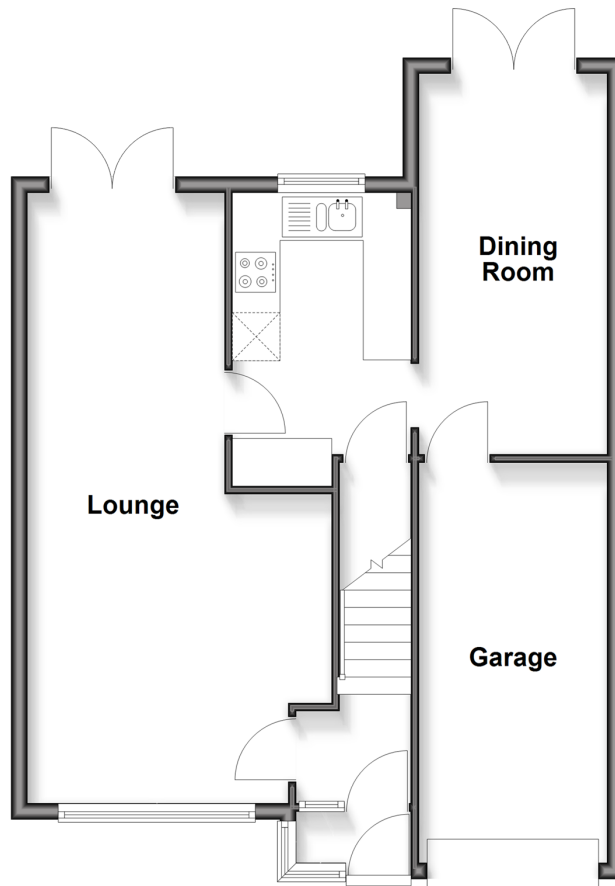
Cypress Way, Banstead, Surrey, SM7

**cubitt & west**  
Helping you move forwards



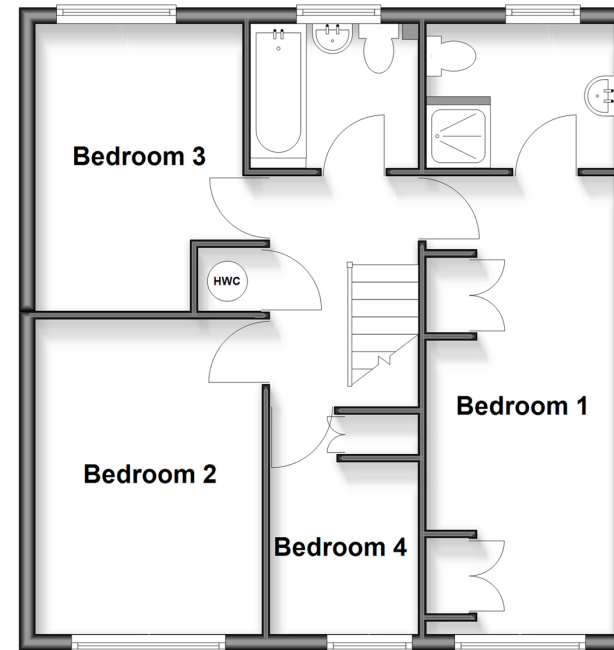
## Ground Floor

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](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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