



**Guide Price**  
**£650,000**

**Freehold**

4x  2x  3x 

**Warren Road, Banstead,  
Surrey, SM7**

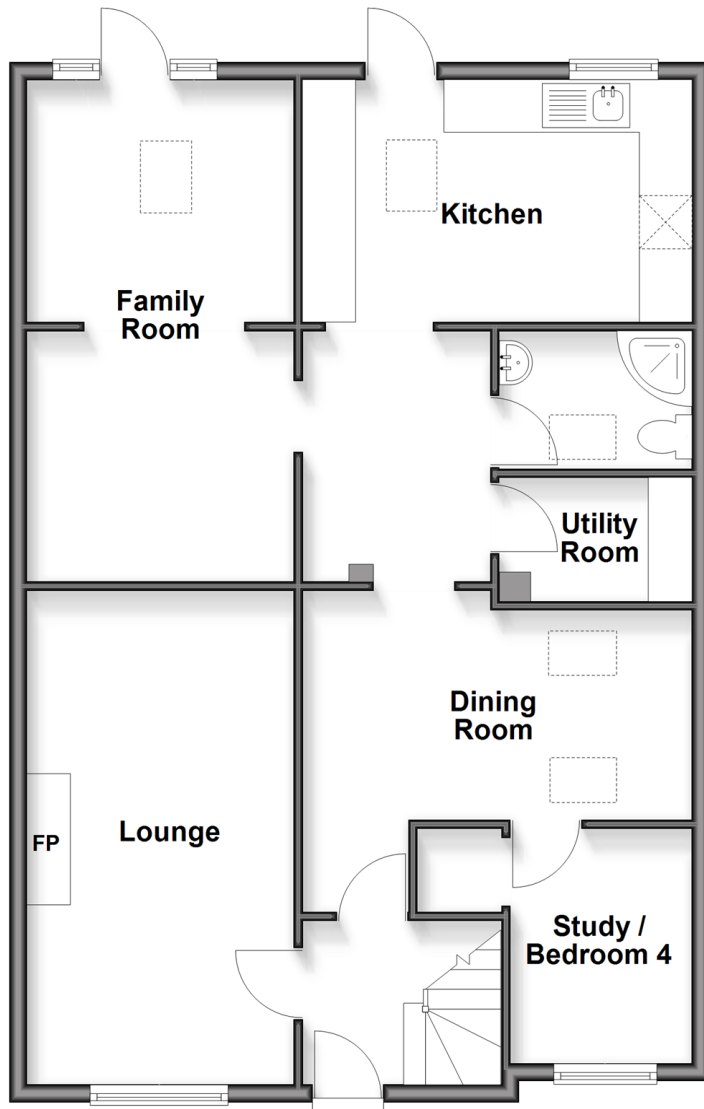
**OVER 60?**

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

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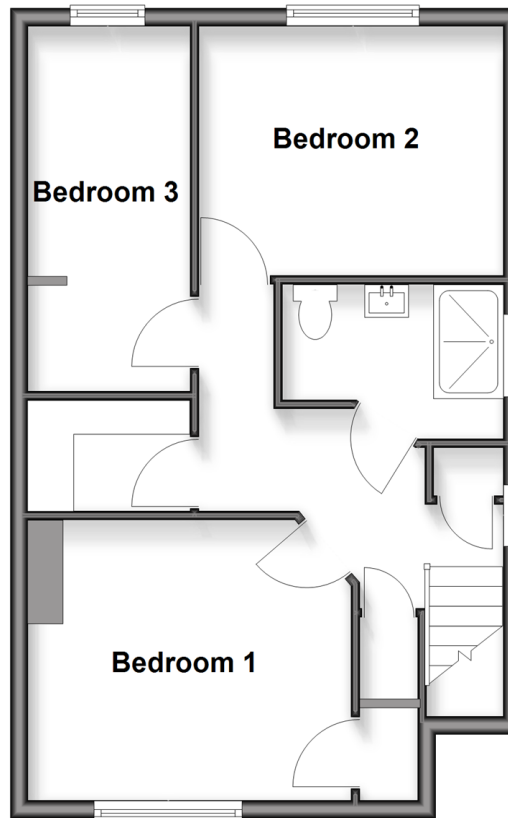
## Ground Floor

Approx. 86.3 sq. metres (928.9 sq. feet)



## First Floor

Approx. 46.8 sq. metres (503.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 17'9 x 9'9 (5.41m x 2.97m)

Dining Room: 14'4 x 7'8 (4.37m x 2.34m)

Bedroom 4/Study: 8'6 x 6'5 (2.59m x 1.96m)

Inner Hallway

Family Room: 19'1 x 10'0 (5.82m x 3.05m)

Kitchen: 14'4 x 8'8 (4.37m x 2.64m)

Utility Room: 6'6 x 5'0 (1.98m x 1.53m)

Shower Room

### FIRST FLOOR

Landing

Bedroom 1: 11'9 x 10'0 (3.58m x 3.05m)

Bedroom 2: 11'0 x 9'2 (3.36m x 2.80m)

Bedroom 3: 13'4 x 5'9 (4.07m x 1.75m)

Bathroom

### OUTSIDE

Driveway

Large Rear Garden





## Main features

- **3/4 Bedroom Family Home in a Sought-After Location**
- **3 versatile reception areas – ideal for family living and entertaining**
- **Convenient downstairs shower room and separate utility room**
- **Just a short walk to Warren Mead and The Beacon School**



## Nearest Schools

Primary Schools: Warren Mead Junior School 0.1 miles, Shawley Community Primary 0.9 miles, Banstead Community Junior School 0.9 miles

Secondary Schools: Epsom College 0.6 miles, The Beacon

## Transport Information

Train Stations: Epsom Downs 0.5 miles, Banstead 0.7 miles, Tattenham Corner 1.4 miles  
Underground Morden 5.5 miles, South Wimbledon 6.4 miles, Wimbledon 6.6 miles

## Address

Warren Road, 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://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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