



Silverwood Croydon Lane, Banstead SM7 3AT

welcome to
Silverwood Croydon Lane, Banstead

Barnard Marcus Sutton are pleased to present to the market this truly stunning five bedroom period property. This property has an abundance of character, charm and pure tranquillity. The property is situated on a tree lined road behind a gated driveway which provides privacy and utter seclusion.



Silverwood, Croydon Lane, Banstead, SM7

Approximate Area = 3589 sq ft / 333.4 sq m (Includes Annexe / Garage)

Limited Use Area(s) = 10 sq ft / 1 sq m

Outbuildings = 344 sq ft / 31.9 sq m

Total = 3943 sq ft / 366.3 sq m

For identification only - Not to scale



welcome to

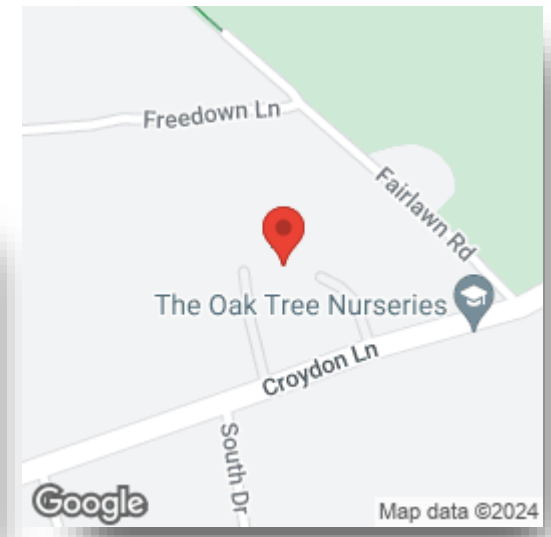
Silverwood Croydon Lane, Banstead

- Semi-detached house with character and charm
- Five double bedrooms
- guesthouse with functioning shower room, kitchen and boiler
- Driveway for multiple cars aswell as a car port
- Rural location

Tenure: Freehold EPC Rating: E

guide price

£1,250,000



Please note the marker reflects the postcode not the actual property

check out more properties at [barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)



Property Ref:
SUT109668 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



020 8643 8245



Sutton@barnardmarcus.co.uk



9 Station Parade, SUTTON, Surrey, SM2 5AD



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)