



A traditional family home within a plot of some half an acre, within this village location

exclusive to

**SAUNDERS**

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# Holly Lane Banstead SM7 2AY

Reigate 2 miles Kingswood 2 miles  
London by rail 35 minutes from Reigate  
or 40 minutes from Kingswood  
M25 (Junction 8) 1 mile  
*All times and distances are approximate*

On the edge of the village, this substantial detached house is set back in just under half an acre. It is a short walk from an excellent choice of schools and the bustling High Street with its wide choice of shops, Waitrose and M&S Simply Food and numerous cafes and restaurants.

- | Entrance Hall
- | Breakfast Room
- | Kitchen
- | Dining Room
- | Sitting Room
- | 4 Bedrooms
- | Bathroom
- | Garden
- | 2 Garages

Price £1,350,000





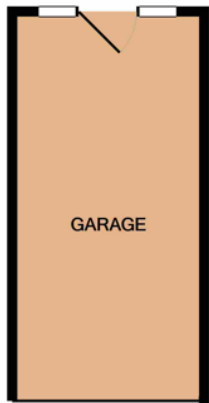
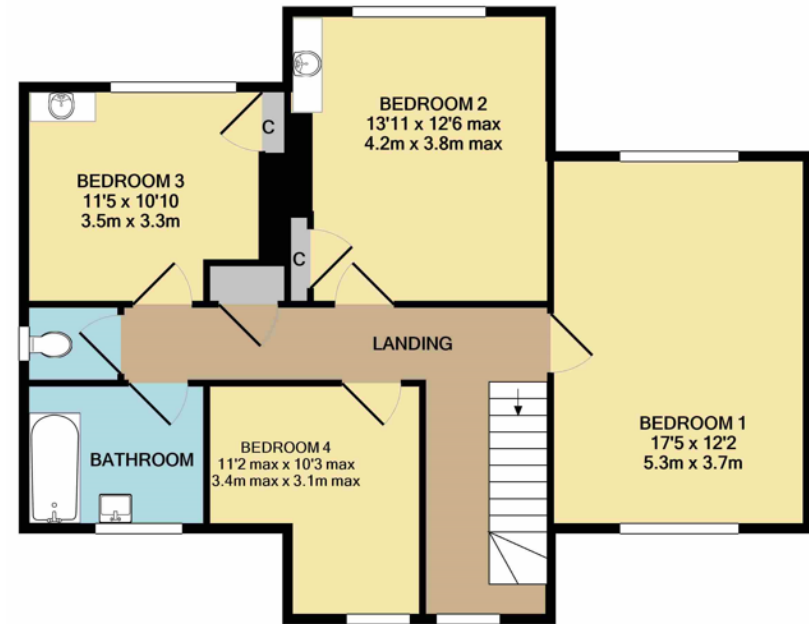
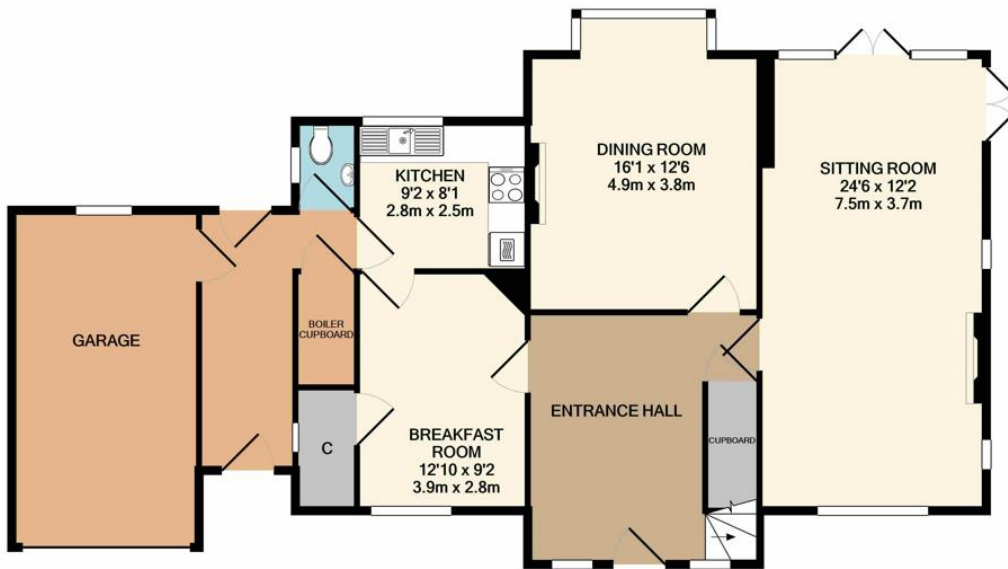
Richard Saunders & Company are delighted to bring to the market this excellent family house which was built in the 1930's and enjoys a favourable location, with a plot of just under half an acre, plus a frontage of some 82'. There is ample parking in addition to the two garages. The interior is bright and spacious throughout with a wealth of original features which include a stunning parquet flooring covering most of the ground floor accommodation. There is scope for further extension to enhance this well-located family home.



A village home such as this is rare to find. Set back from the lane, this property is within a short walk of Banstead Village and its extensive amenities for family life. There are rail services at Banstead and nearby Chipstead Stations and the A217 gives an arterial route to London and to the M25 at Reigate (Junction 8), bringing the Nation's motorway network within just a few minutes' drive.

Close Proximity to Banstead High Street | Substantial Plot Just Under Half an Acre | Potential to Extend (STPP) | New Central Heating System | New Electrics | Stunning Original Parquet Flooring | Original Oak Panelling | Two Single Garages | Large Frontage with Two Access Points | Ample Parking





TOTAL FLOOR AREA

2,163 SQ FT / 200.9 SQ M

Tenure: Freehold  
 Local Authority: Reigate and Banstead Borough Council  
 Council Tax Band: G  
 All mains services

To the best of our knowledge on production of this brochure

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Viewing  
 Please call us to arrange  
 a viewing appointment

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 Kingswood  
 01737 360000

2 High Street  
 Banstead  
 01737 363333

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