



Substantial family home in one of Banstead's premier roads

exclusive to

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The Drive
Banstead
SM7 1DQ

Banstead Village 0.6 miles
London by rail 40 minutes from Banstead
Or change at Sutton 25 minutes
M25 (Junction 8) 5 miles
All times and distances are approximate

In one of Banstead more sought-after roads close to Nork Park, this handsome detached house has impressive family accommodation and features a deep frontage with plenty of parking in addition to the tandem garage.

Banstead Village and Banstead Station are within walking distance.

Price £1,250,000

View by appointment please, exclusively through Richard Saunders and Company Telephone 01737 363333

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- Hallway ■ Sitting Room ■ Conservatory ■ Dining Room
- Kitchen - Breakfast Room ■ Downstairs Cloakroom

- Five Bedrooms ■ Family Bathroom

- Tandem Garage ■ Off-Street Parking
- Private South-Facing Garden





This individual and attractive detached house is set back from the road with a deep frontage allowing plenty of parking alongside the space provided by the garage.

Maintained to a good standard over recent years, the house is beautifully presented throughout combining character features and contemporary finishes with great effect. Downstairs, there is an integrated kitchen and several spacious reception rooms with a conservatory leading out onto the south-facing garden, perfect for hosting. There is also the benefit of a cloakroom.

The first floor hosts five good-sized bedrooms, a contemporary family bathroom and an additional cloakroom providing ideal family spaces.

Available with no onward chain, please give our sales team a call to arrange a viewing by appointment only.



This tree-lined avenue leads to the open spaces of Nork Park and provides a desirable location with excellent accessibility.

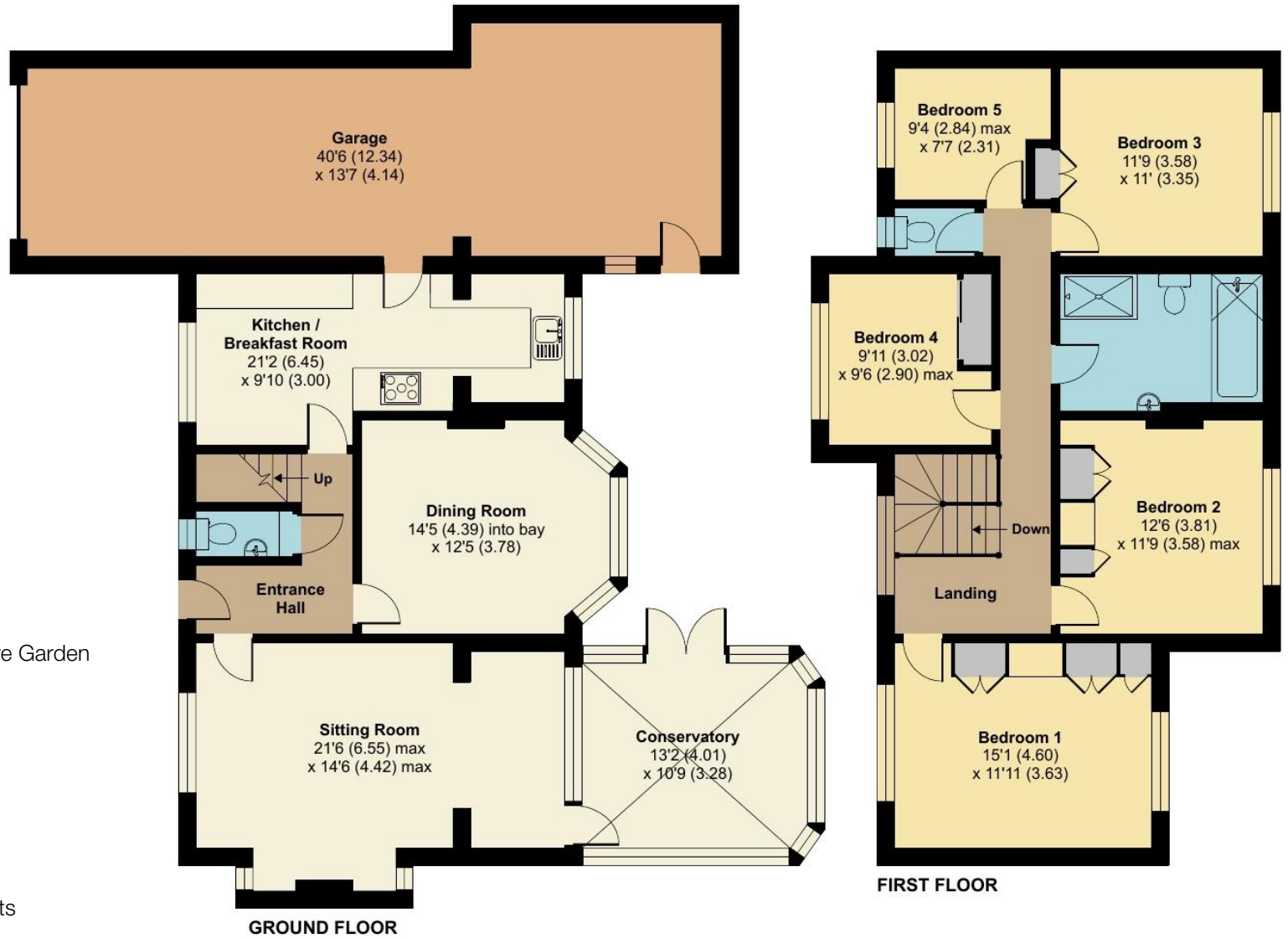
Banstead Village is within walking distance, or a short drive and offers over a hundred shops, cafes and restaurants including Waitrose and Marks & Spencer Simply Food. Banstead Station is around a mile away.

Cheam Village, Ewell and Epsom are also easily reached. Nearby the A240 and A217 give arterial access to the A3 and M25 respectively enabling fast road travel to central London and both Heathrow and Gatwick airports.

This part of the Surrey Downs has a great choice of schooling including several in Banstead, Sutton and Cheam as well as various venues for sports, leisure and cultural pursuits, including nearby Cuddington Golf Club and the open spaces of Banstead Downs.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



The many features of this fine home include:

- Five Generous Bedrooms
- Contemporary Family Bathroom
- Kitchen - Breakfast Room With Appliances
- Landscaped South-Facing Garden
- Conservatory With Views Overlooking Mature Garden
- Excellent Storage Throughout
- Powered Tandem Garage
- Ample Amount Of Off Street Parking
- Excellent Potential For Further Enhancements
- No Chain

TOTAL FLOOR AREA

2,356 SQ FT / 218.8 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

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