



Family home in a village location with excellent potential

exclusive to

SAUNDERS

richardsaunders.co.uk

Greenhayes Avenue Banstead SM7 2JQ

Banstead Village within a short walk
London by rail 40 minutes from Banstead
or change at Sutton 25 minutes
M25 (Junction 8) 5 miles
All times and distances are approximate

Located in the highly sought-after Banstead Village and within easy reach from the bustling High Street, this charming three-bedroom semi-detached house presents an enticing opportunity to secure a family home with abundant potential for extension (STPP).

- | Hallway
- | Sitting Room
- | Dining Room
- | Family Bathroom
- | Downstairs Cloakroom
- | Three Bedrooms
- | En-Suite Shower Room
- | Private Garden
- | Detached Garage
- | Off-Street Parking

Offers in Excess of £625,000





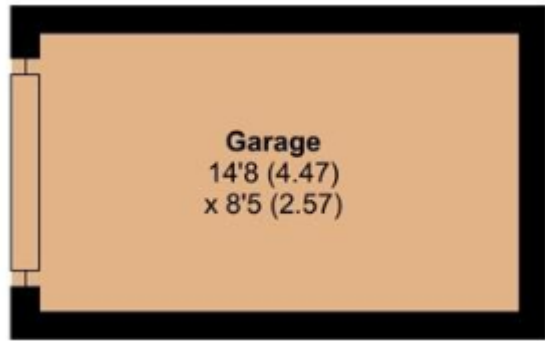
This semi-detached house features three bedrooms and presents an excellent opportunity. There is ample opportunity for expansion, both to the rear and into the loft, pending appropriate approvals. Nestled in the vibrant community of Banstead Village, the property offers a private mature garden complemented by easy access to the garage which is positioned to the side, it also benefits from driveway parking at the front. Inside, the house offers three generously-sized bedrooms, two spacious reception rooms along with a family bathroom and an en-suite shower room to the principal bedroom.



Greenhayes Avenue is an established, tree-lined road off of Bolters Lane, it is within a few minutes' walk of the excellent local amenities of Banstead High Street including Marks & Spencer Simply Food, Waitrose Supermarket and a number of quality independent shops and cafés. Banstead Station is accessible with a faster rail service to London available from Sutton. The A217 provides fast access to the M25 at Junction 8 (Reigate Hill). The area has a choice of good schools and the open spaces of Banstead Downs are nearby.

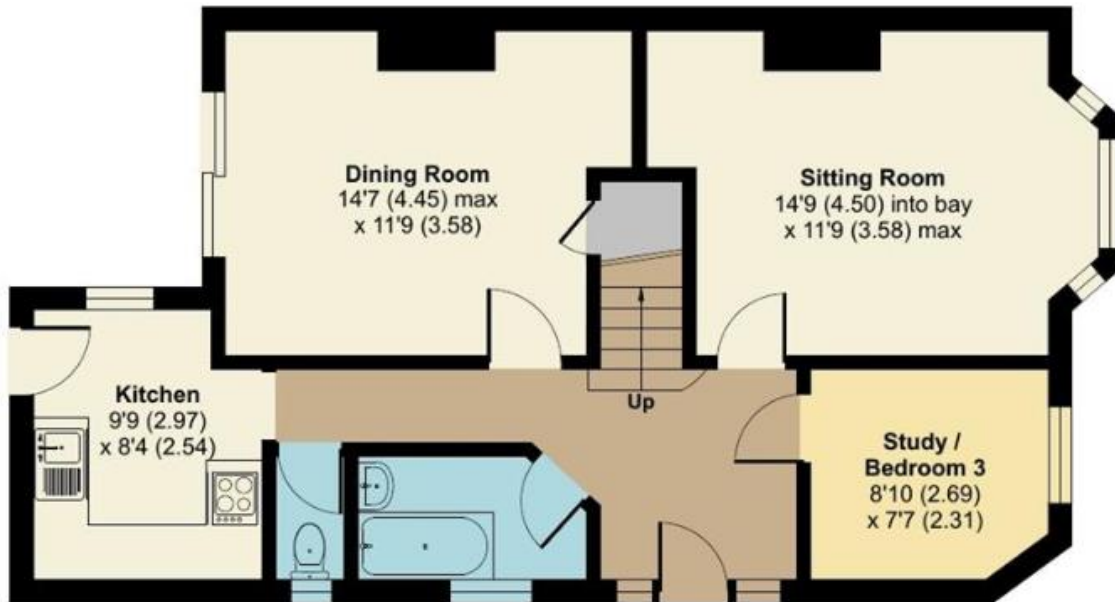
Three Bedrooms | Cul-De Sac Location | Excellent Potential To Extend (STPP) | No Onward Chain | Detached Garage | Off-Street Parking | Private Mature Garden | En-Suite To Principal Bedroom



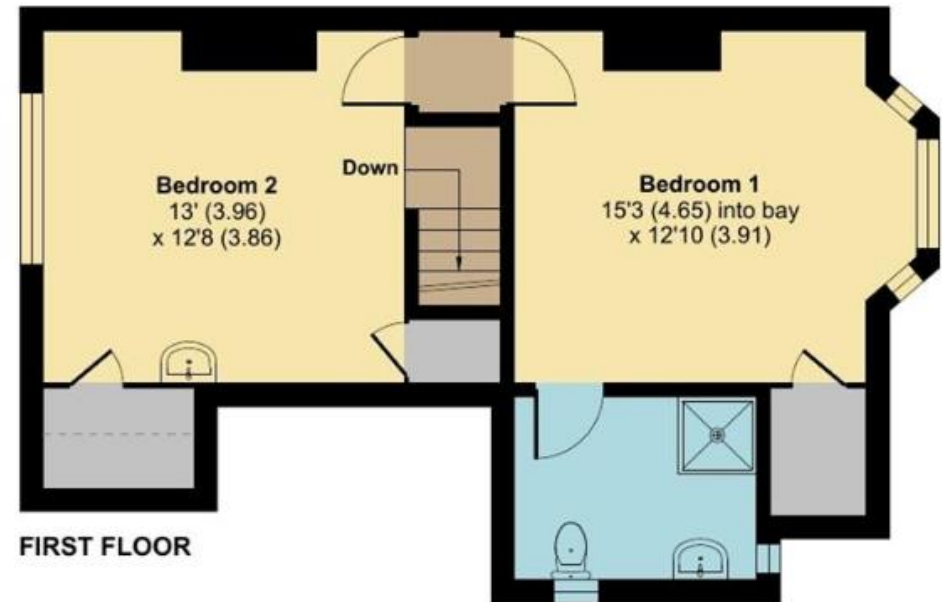


TOTAL FLOOR AREA
1,167 SQ FT / 108.4 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	41 E	
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: E
All mains services
FFTP Broadband
To the best of our knowledge on production of this brochure

discover more at richardsaunders.co.uk



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Viewing
Please call us to arrange
a viewing appointment

1 Waterhouse Lane
Kingswood
01737 360000

2 High Street
Banstead
01737 363333

Residential Lettings
All Areas
01737 370700

