



Contemporary family home within moments of Banstead High Street

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Sutton Lane Banstead SM7 3QP

Banstead Village 0.7 mile
London 14 miles
M25 5 miles

London by rail; 58 minutes from Banstead Station or
30 minutes from Sutton

All times and distances are approximate

Located within easy reach of Banstead High Street, this three bedroom family home offers flexible accommodation with seamless elegance and style. A viewing is highly recommended to fully appreciate this property.

- | Hallway
- | Sitting Room
- | Dining Room
- | Kitchen - Breakfast Room
- | Utility Room
- | Downstairs Cloakroom
- | Three Bedrooms
- | Family Shower Room
- | Upstairs Cloakroom
- | Garage
- | Off-Street Parking
- | Private Garden

Offers in Excess of £740,000





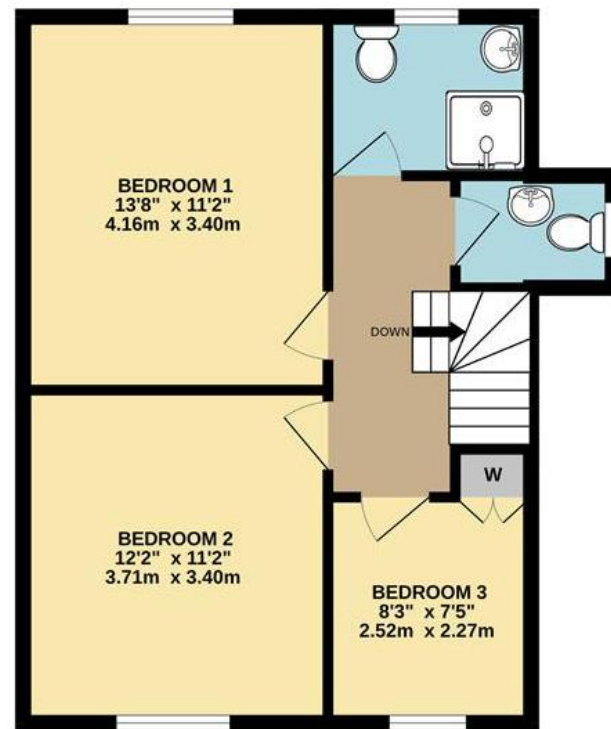
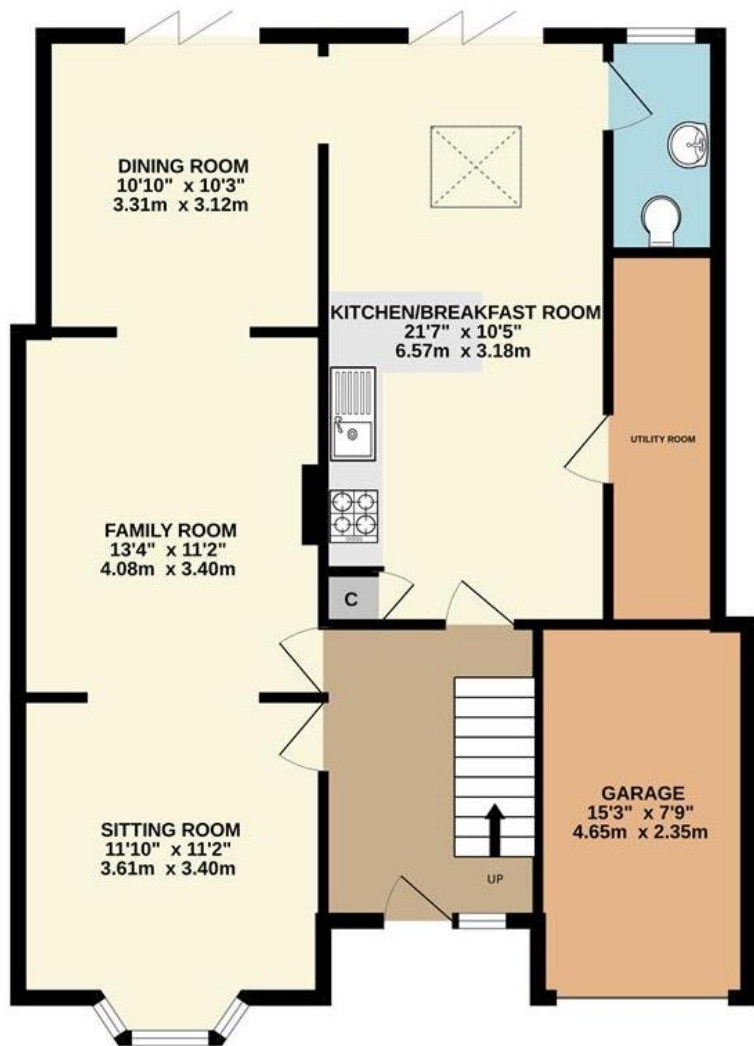
This well-presented three bedroom semi-detached family home has been carefully refurbished and extended in recent years, the interior is bright and spacious whilst enjoying a contemporary feel throughout. The reception rooms offer flexible and versatile accommodation with bi-folding doors leading from the kitchen to a private mature garden. Upstairs there are good-sized bedrooms along with a modern family shower room. The mature private garden is mainly laid to lawn with a patio area. There is also ample parking to the front alongside a single garage. An internal viewing is highly recommended.



This property is located on Sutton Lane just over half a mile from Banstead Village with its range of individual boutiques and High Street shops including Waitrose Supermarket and Marks and Spencer Simply Food, restaurants and other village amenities. There are bus services to neighbouring towns including Sutton, Epsom and Reigate within walking distance and a selection of excellent local schools. A short walk from the property is the open spaces of Banstead Downs and Oaks Park.

Three Generous Bedrooms | Contemporary Fully Fitted Kitchen - Breakfast Room With Bi-Folding Leading To The Garden | Separate Utility Room | Family Shower Room and Separate Cloakroom | Garage And Ample Driveway Parking | Rear Garden of approximately 65' x 33' | Within Moments Of Banstead High Street | Spacious Reception Rooms With Feature Fireplace





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA
1,507 SQ FT / 140.0 SQ M

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

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Viewing
Please call us to arrange
a viewing appointment

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2 High Street
Banstead
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