



A sought-after 'edge of the village' location with no onward chain

exclusive to

**SAUNDERS**

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# Holly Lane East Banstead SM7 2BE

Banstead Village a 10 minute walk  
London by rail 40 minutes from Banstead  
or 35 minutes from Chipstead  
M25 (Junction 8) 5 miles  
*All times and distances are approximate*

This characterful five bedroom detached family home offers generous accommodation throughout and all within easy reach of Banstead High Street with its array of local shops and restaurants.

- | Hallway
- | Dining Room
- | Sitting Room
- | Kitchen - Breakfast Room
- | Utility Room
- | Five Bedrooms
- | En-Suite Shower Room To Principal
- | Family Bathroom
- | Private Garden
- | Off Street Parking

Offers in Excess of £1,050,000





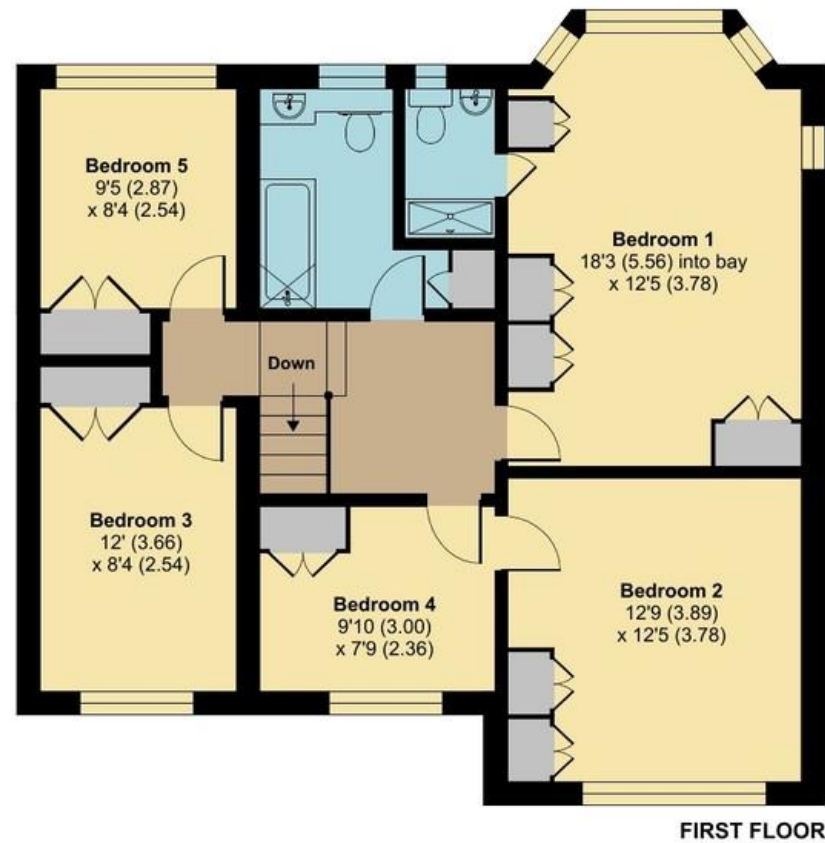
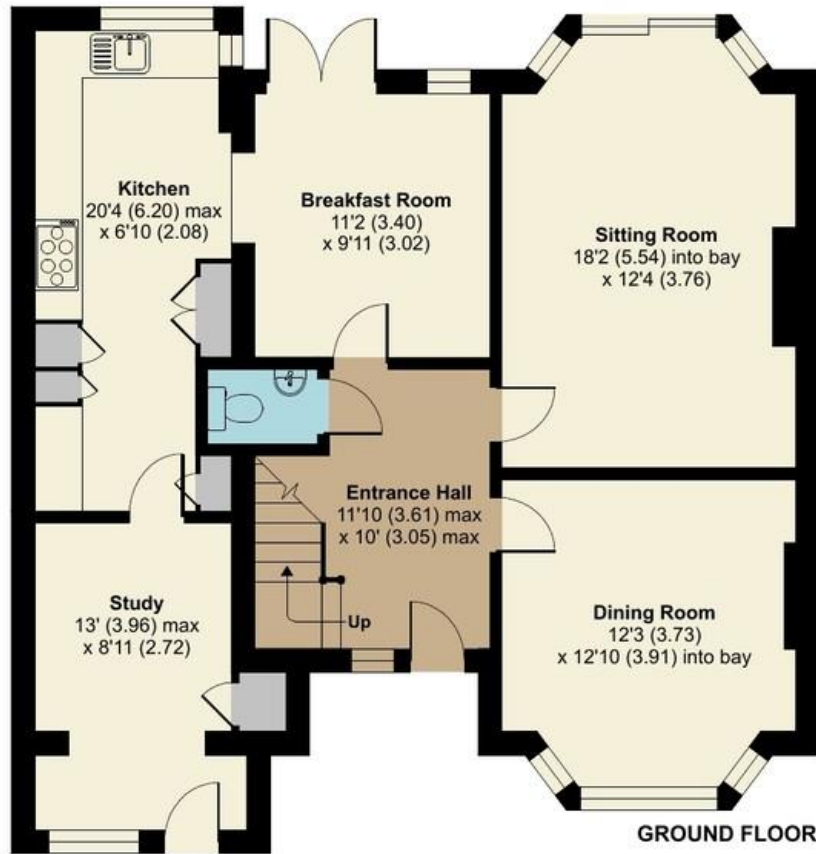
The property is located on a slip road off Holly Lane which means Banstead Village with its excellent local shopping including Waitrose Supermarket and Marks & Spencer Simply Food is within walking distance. More comprehensive amenities are available at Sutton, Epsom and Croydon and the A217 provides fast access to the M25 at Junction 8 (Reigate Hill). Banstead Woods and other picturesque open spaces are nearby.

This well-appointed five bedroom mock Tudor family home enjoys the privacy of a generous mature and private garden along with a broad frontage which gives ample amount of parking. The interior is bright and spacious throughout with a wealth of original features and is beautifully presented throughout, combining character features and contemporary finishes with great effect. The interior provides ideal family spaces that includes a modern fully integrated kitchen - breakfast room and a spacious sitting room with doors leading to a mature landscaped garden. An internal viewing is highly recommended to fully appreciate what this property has to offer.



No onward chain | Five Generous Bedrooms | Spacious Sitting Room With Doors Leading To Patio Area | Contemporary Integrated Kitchen | Within Close Proximity Of An Array Of Excellent Local Schools | Wealth Of Original Features Throughout | Utility Room With Direct External Access | Ample Amount Of Off-Street Parking | Study Area | Within Minutes Of Banstead High Street | Village location





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**TOTAL FLOOR AREA**  
1825 SQ FT / 169.5 SQ M

**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.

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*

Viewing  
Please call us to arrange  
a viewing appointment

1 Waterhouse Lane  
Kingswood  
01737 360000

2 High Street  
Banstead  
01737 363333

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All Areas  
01737 370700

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