



Seldom available, a two bedroom bungalow less than 5 minutes from the High Street

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Greenhayes Gardens Banstead SM7 2JG

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

Situated in a quiet residential cul-de-sac but only minutes' walk from Banstead High Street, this detached two bedroom bungalow offers fantastic amenity with great value. With a wealth of storage, parking and well-proportioned rooms, this property offers plenty for all age ranges and lifestyles.

- | Entrance Hall
- | 2 Double Bedrooms
- | Sitting - Dining Room
- | Kitchen
- | Shower Room
- | Conservatory
- | Driveway
- | Carport and Parking

Price £625,000





This is a well-presented detached, two double bedroom bungalow with a beautifully tended Westerly-backing garden. The two double bedrooms are generously-sized with built-in wardrobes, the shower room is in good condition and has been designed around ease of use. The fully-fitted kitchen overlooks the garden to the rear and has a side door through to the carport, the open-plan sitting - dining room is a bright room which leads on to the conservatory. Externally the property has a Westerly-backing private and well-landscaped rear garden of some 65', driveway and carport parking in addition to a detached double garage with work-shop to rear.

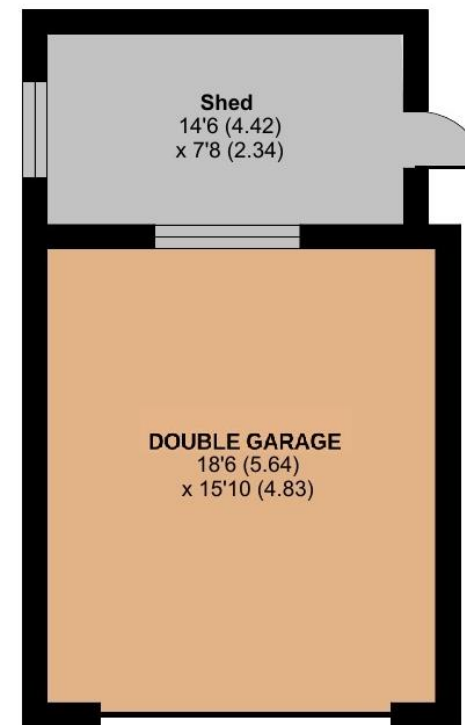
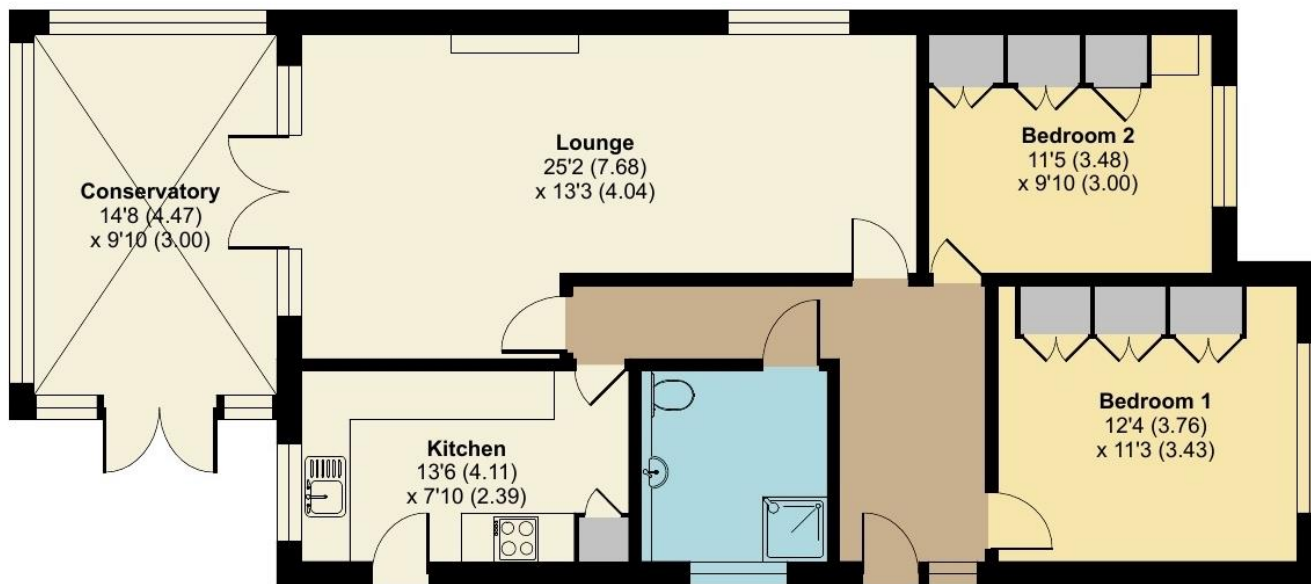


Greenhayes Gardens is a cul-de-sac that is both quiet and tucked away yet within a few minutes' walk of the excellent local amenities of Banstead High Street including Marks & Spencer Simply Food, Waitrose Supermarket and a number of quality independent shops and cafés. Banstead Station is accessible 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.



Central village location | Westerly-backing garden | Less than 5 Minutes, gentle walk to the High Street | Situated in a quiet cul-de-sac | Large open-plan sitting - dining room | Built-in wardrobes to bedrooms | Double garage and attached workshop | Loft storage | Driveway with further carport parking | Fitted with a Worcester Bosch combi boiler





GROUND FLOOR

Tenure: Freehold
Local Authority: Croydon 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA

1,427 SQ FT / 132.5 SQ M

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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