



A family home with plenty of potential in a plot in excess of 0.6 acres

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**Heights Close  
Banstead  
SM7 1DR**

Banstead Village 1 mile  
London by rail 40 minutes from Banstead  
Or change at Sutton 25 minutes  
M25 (Junction 8) 5 miles  
*All times and distances are approximate*

A four bedroom detached property set in a substantial plot, located within this sought-after location off The Drive in Banstead.

Offering generous living accommodation throughout including a generous study and spacious sitting - dining room, which overlooks the stunning South-West backing gardens.

**Offers in Excess of £1 million**

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Telephone 01737 363333

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- Hallway
- Kitchen - Breakfast room
- Study - Play room
- Sitting - Dining room
- Conservatory
- Downstairs cloakroom
- Four bedrooms
- Family bathroom
- Double Garage
- Large private garden
- Swimming pool
- Off-street parking
- Former tennis court, used as a 5-a-side grass football pitch







This property is available for the first time in many years and presents itself as a rare opportunity that will give its new owners plenty of scope for refurbishment and transformation, even extension subject to planning consent.

Positioned to the rear of a popular cul-de-sac the house has a spacious driveway in addition to the large double garage. To the rear is where the property really shines, with a picturesque South-West backing plot measuring in excess of 0.6 acres, boasting immaculate and beautifully kept gardens, as well as a fully heated swimming pool and an additional garden area currently being used as a 5-a-side grass football pitch with direct access to Nork Park.

The interior is bright, with the living spaces arranged around a spacious central hallway. The study has large sliding doors out to the garden and there is a sizable kitchen. There is also a small separate utility room with downstairs cloakroom. This house offers lots of potential for re-arranging the current ground-floor layout. Upstairs, there are four bedrooms and generous modern family bathroom with separate shower.





Heights Close is a small residential cul-de-sac off the upper reaches of The Drive, close to Nork Park and not troubled by road noise.

The houses are well-spaced providing large plots unlike many of the newer developments locally. Banstead has a thriving local shopping centre including Marks & Spencer Simply Food and Waitrose supermarket.

Epsom, Sutton and Croydon offer larger amenities and the M25 can be accessed via the A217 at Junction 8 (Reigate Hill).

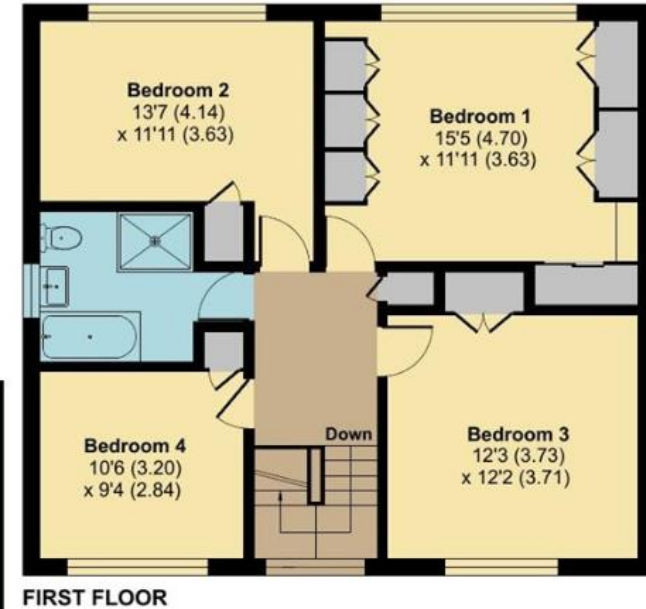
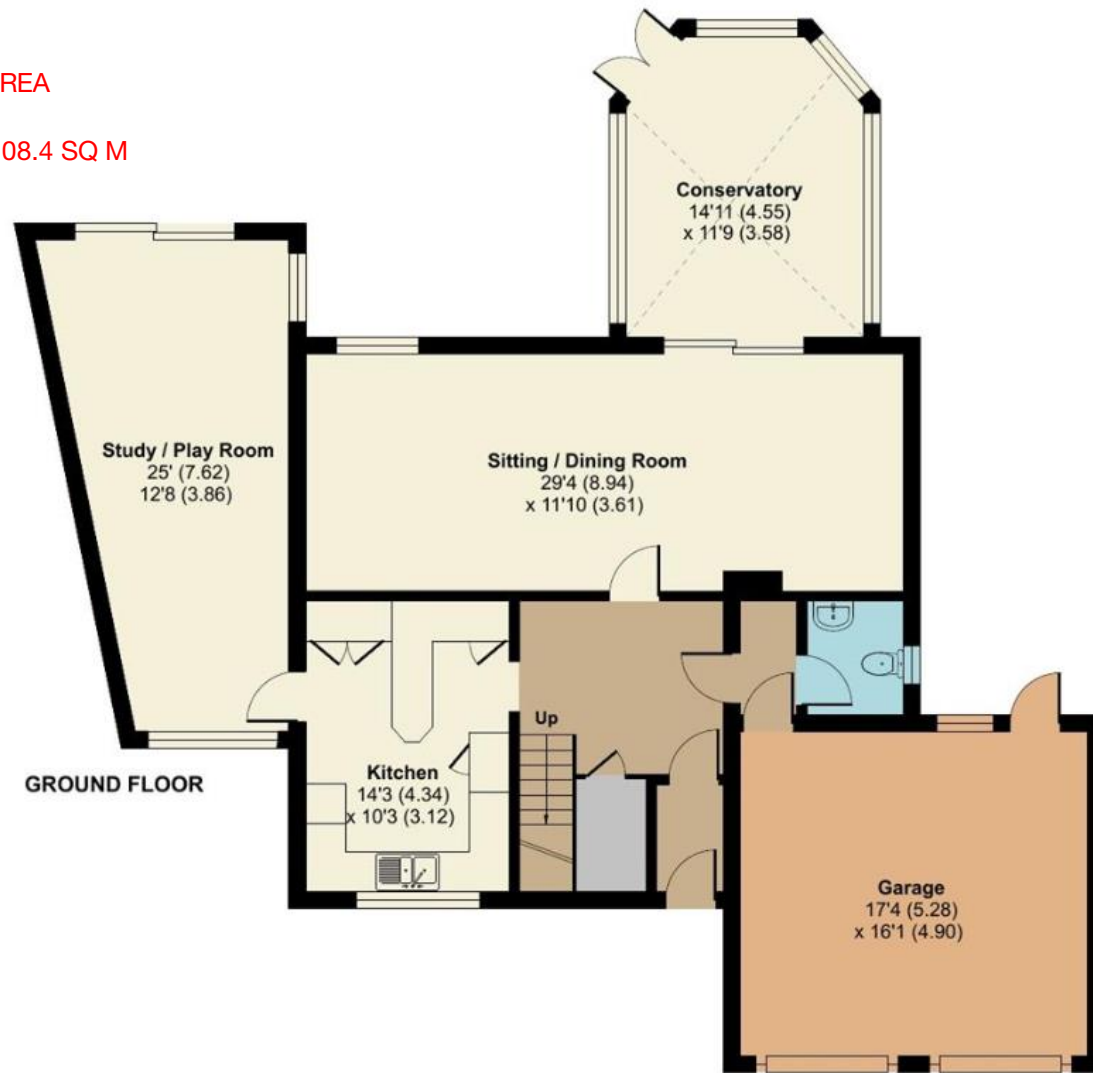
The area has excellent local schooling as well as numerous open spaces including Nork Park, Banstead Downs and Epsom Downs.

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



## TOTAL FLOOR AREA

2,244 SQ FT / 208.4 SQ M



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### The many features of this fine home include:

- Mature South-West facing garden
- Potential for further enhancement (STPP)
- Large study with direct access to the garden
- Double garage
- Off-street parking
- Heated swimming pool
- Quiet cul-de-sac location
- Additional garden area currently being used as a 5-a-side grass football pitch
- Downstairs cloakroom
- Large family bathroom with separate shower
- Plot in excess of 0.6 acres

Tenure: Freehold  
Local Authority: Reigate and Banstead  
Council Tax Band: G  
Broadband: Superfast Fibre  
All mains services

To the best of our knowledge on production of this brochure

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Area: 0.644 acres (2605.8 m<sup>2</sup>)

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