



Small private development backing open fields

exclusive to

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# Lower Sawley Wood Banstead SM7 2DB

Banstead High Street 0.5 mile  
London by rail 40 minutes from Banstead  
M25 (Junction 8) 5 miles

All times and distances are approximate

A bright and spacious three bedroom home which has been beautifully maintained throughout. Situated within walking distance of Banstead high street with a private garden directly backing onto green open space. An internal viewing is highly recommended to avoid disappointment.

- | Hallway
- | Sitting - dining room
- | Three bedrooms
- | Kitchen
- | En-suite Bathroom
- | Family bathroom
- | Cloakroom
- | Off street parking
- | Garage
- | Private garden

Offers in Excess of £500,000





This well presented three-bedroom home has been maintained to a good standard throughout, offering ideal modern living spaces. Internally, the property features a modern kitchen - breakfast room boasting ample storage. There is also a spacious reception room with double doors leading to the private garden, three generous bedrooms including an en-suite bathroom in the principal bedroom, and a modern family shower room. Additionally, the property includes a secluded private garden which directly backs onto an open playing field, garage in block and off-street parking. Viewing of this property is highly recommended.



Lower Sawley Wood is a private development of properties backing directly onto open field. Banstead Village is easily accessible with a selection of restaurants and shops including Marks and Spencer Simply Food and Waitrose Supermarket. There are bus services to neighbouring towns including Epsom, Sutton and Reigate. Banstead Station is also within walking distance with services to London

Three generous bedrooms | Spacious sitting room with double doors leading to the private garden | Modern fully fitted kitchen | Situated in a quiet cul-de-sac | Allocated parking | Built-in wardrobes to all bedrooms | Garage | Eves storage | Within easy reach of Banstead high street | No chain



## Lower Sawley Wood, Banstead, SM7

Approximate Area = 1197 sq ft / 111.2 sq m

Limited Use Area(s) = 86 sq ft / 7.9 sq m

Total = 1283 sq ft / 119.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Richard Saunders. REF: 1196421

### TOTAL FLOOR AREA

1283 SQ FT / 119.1 SQ M

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

Tenure: Leasehold

Local Authority: Reigate & Banstead 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

1 Waterhouse Lane  
Kingswood  
01737 360000

2 High Street  
Banstead  
01737 363333

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