



Detached family home in a cul-de-sac village location

exclusive to

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## 2 The Beeches Banstead SM7 2AZ

Banstead 0.4 mile

Epsom 4 miles

M25 (J8 Reigate): 4.5 miles

London by Rail 50 minutes from Banstead

All times and distances are approximate

Perfectly located in this quiet cul-de-sac and just a few minutes' walk from village shops. This modern detached house has a mature, west-facing garden and a double-width garage plus further parking. A bright family home with scope for extending situated close to an array of well-regarded schools.

- | Porch
- | Hallway
- | Kitchen
- | Sitting - dining room
- | Reception room
- | Downstairs cloakroom
- | Four bedrooms
- | Family bathroom room
- | En-suite shower room
- | Garden
- | Off-street parking
- | Detached garage

Price £1,125,000





This exceptional detached family home offers over 2,000 sq ft of thoughtfully designed living space, centered around a welcoming entrance hall. The bright and versatile interior is perfect for modern family living, with a spacious contemporary kitchen leading into a dining area, four generously sized bedrooms, and a well-appointed family bathroom along with a contemporary en-suite to the principal bedroom. Meticulously maintained by the current owners, the property boasts a beautifully landscaped, west-facing garden with a raised patio—ideal for relaxation and entertaining. The broad frontage provides ample parking alongside a detached garage to the rear, offering both convenience and practicality. In summary, this is a truly delightful home in Banstead, blending comfort, style, and functionality.



The property is situated in a highly regarded residential road within half a mile of the village centre. The village of Banstead has a wide range of shops and facilities including nearby railway station providing services to London (approximately 35 minutes). The open space of Banstead woods is close by for country walks. The M25 at junction 8 gives access to both Heathrow and Gatwick airports.

Mature west facing corner plot garden | Modern en-suite shower room to principal bedroom | Within moments of Banstead high street | No onward chain | Spacious sitting room with doors leading to the private garden | Contemporary kitchen | Excellent potential to extend (STPP) | Double width garage with ample parking



TOTAL FLOOR AREA : 2079 sq.ft. (193.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR

TOTAL AREA  
2,079 SQ FT / 193.1 SQ M



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

Tenure: Freehold  
Local Authority: Reigate and Banstead Borough Council  
Council Tax Band: G  
Full Fibre to Property Available  
All mains services

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