



In a popular tree lined location, a property with great potential

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High Beeches Banstead KT18 5UH

Banstead Village within a mile
London by rail 40 minutes from Banstead
or change at Sutton 25 minutes
M25 (Junction 8) 5 miles

Set in a quiet and tucked-away location, this four-bedroom detached home offers an exciting opportunity for a new owner to create a personalised family home. With spacious accommodation and great potential throughout, it provides a blank canvas to tailor the interiors to your taste and lifestyle. Ideally positioned just a short walk from the train station and well-regarded local schools, the property is offered with no onward chain, making it a convenient and appealing prospect for families or those looking to up-size in a sought-after area.

- Hallway
- Sitting Room
- Kitchen-breakfast room
- Dining room
- Downstairs cloakroom
- Bathroom
- 4 Bedrooms
- Garage
- Garden
- Off-Street Parking

Price £610,000





Positioned on a quiet tree lined road, this well-maintained four-bedroom detached home enjoys a naturally private setting with greenery surrounding the plot. The ground floor features a spacious sitting room and dining room, both offering pleasant views of the front and rear gardens. The well-proportioned kitchen provides flexibility for various layout options, making it ideal for modernisation or redesign to suit personal taste. Upstairs, the property offers two double bedrooms and two single bedrooms, all served by a family bathroom, making it a practical layout for families or those needing flexible work-from-home space. Outside, the home benefits from a secluded rear garden, a front driveway with potential for additional parking, and an integral garage offering further storage or conversion potential (STPP).

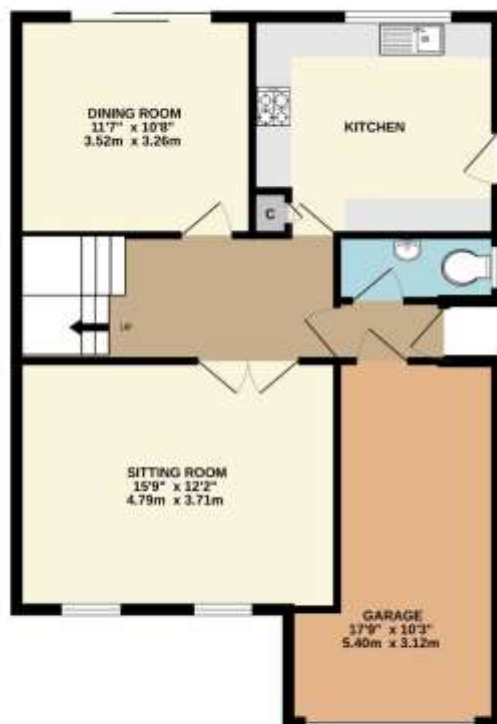


High Beeches is an ever popular residential tree lined road within walking distance to the shops and restaurants at both Nork Way and Drift Bridge. Further amenities and shopping facilities can be found at Banstead Village, with both Sutton and Epsom also accessible. Banstead Station is nearby and offers routes into London Victoria via Sutton. Buses along Fir Tree Road provide routes to Croydon, Epsom and Banstead. There is an excellent choice of schools in this vicinity, together with a choice of sports and recreational clubs for all ages.

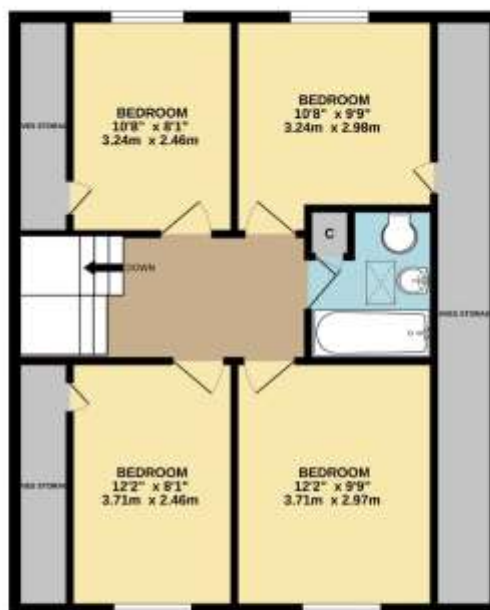
Four well-proportioned bedrooms | Less than a miles' walk to Banstead Station | No onward chain | Large picture windows | Secluded rear garden | Excellent potential to extend | Ample amount of off street parking | Short walk to Warren Mead Infant and Junior schools



GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.

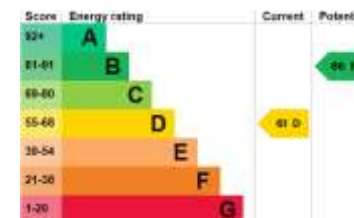


1ST FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA

1,417 SQ FT / 132.6 SQ M



TOTAL FLOOR AREA : 1417 sq.ft. (131.6 sq.m.) approx.
Made with MemoPro 2020K

Tenure: Freehold
Local Authority: Reigate and Banstead Council
Council Tax Band: G
All mains services
FFTP Broadband Available
To the best of our knowledge on production of this brochure

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