



Excellent detached period family home, minutes from the village

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Lyme Regis Road Banstead SM7 2EZ

Banstead Village 0.5 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

This detached three bedroom house offers excellent accommodation and is situated in this highly convenient village location. The house has the benefit of three good sized reception rooms. There is ample driveway parking.

- | Hallway
- | Sitting room
- | Dining room
- | Kitchen
- | Downstairs cloakroom
- | Reception room
- | Three bedrooms
- | Family bathroom
- | Private garden
- | Garden cabin
- | Off-street parking

Price £585,000





Situated in this quiet and convenient village location, within a short walk to the High Street with restaurants and shops including Marks and Spencer Simply Food and Waitrose Supermarket. There is an excellent choice of schooling in this vicinity and the open spaces of Nork Park and Lady Neville Recreation Ground with Park Café are also nearby. There are bus services from the village to neighbouring towns including Epsom, Sutton and Reigate.

This charming Victorian detached house offers generous living space, driveway parking, and a delightful South-facing rear garden complete with a log cabin. A wealth of period features remain, including original panelled internal doors and beautifully stripped wood flooring, adding character throughout. The ground floor has been thoughtfully extended to include an additional reception room with sliding doors that open directly onto the garden, along with convenient side access. Upstairs, you'll find three well-proportioned bedrooms and a stylish family bathroom, making this an ideal home for families or those seeking flexible living space.



Detached period family home | Three bedrooms | Off-street parking for three cars | Private South-facing garden with log cabin | Within easy reach of Banstead High Street | Three spacious reception rooms | Downstairs cloakroom | Modern family bathroom | Excellent storage



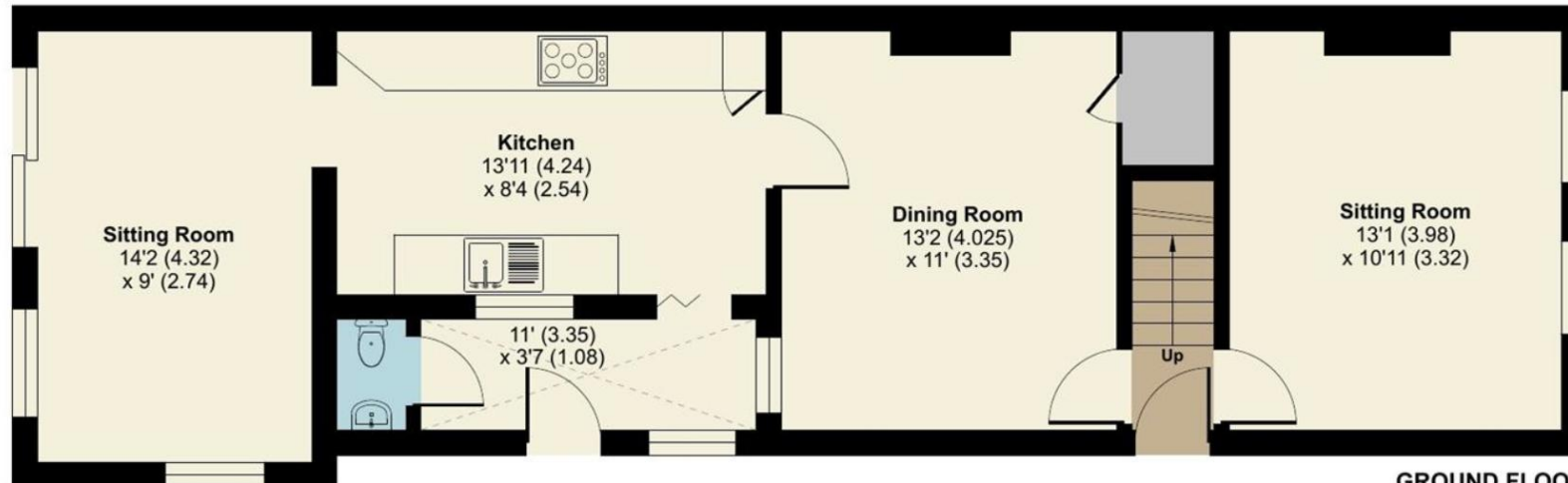


FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA

1,127 SQ FT / 104.7 SQ M



GROUND FLOOR



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

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 a viewing appointment

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