





Bungalow - Detached (EPC Rating: E)

## BANSTEAD ROAD BANSTEAD SM7 1QG

**Asking Price** 

£950,000





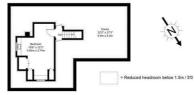
## 4 Bedroom Bungalow - Detached located in Banstead

From the moment you arrive, this property impresses with its gated in-and-out driveway, generous frontage, and undeniable curb appeal. Inside, the layout is spacious, flexible and full of possibility. Perfect for modern family living or multigenerational needs. This charming detached four bedroom bungalow is nestled in one of Banstead's most desirable postcodes. Offering a perfect blend of classic appeal and future potential, this property presents an opportunity for buyers looking to put their stamp on a lovely property in a peaceful, well-connected neighbourhood. Positioned on a generous plot, this home offers a fantastic opportunity for further development or extension (subject to planning permission), making it ideal for growing families or those looking to invest in their forever home. With so much potential your imagination really is the limit here.

The versatile living space currently includes a bright reception room leading to a conservatory, dining room, modern fitted kitchen / breakfast room, home office/playroom and a garage. There are four bedrooms, three bathrooms one being an en-suite to the main bedroom located to the rear of the property overlooking the attractive garden. Outside you'll find a mix of patio, lawn, flowers and established shrubs, with a dedicated basketball court ideal for active families or social weekends and a hot tub zone perfect for unwinding after a long day. With outstanding Ofsted-rated schools within easy reach, moments from Ewell East and Banstead stations, just a short drive from Epsom's thriving high street, shops, cafés, and restaurants and close to many scenic countryside walks and parks. This property is perfectly positioned to enjoy the very best of suburban Surrey. A setting where families thrive and buyers stay for the long term.

## Banstead Road, SM7 1QG

Approx Gross Internal Area = 190.6 sq m / 2052 sq ft
Restricted head height = 58.5 sq m / 630 sq ft
Total = 249.1 sq m / 2682 sq ft

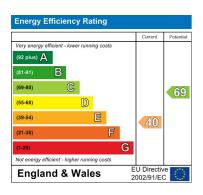




The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative yuppose only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whist ver have confidence in the information produced it must not be relief on. Maximum ineighbs and widths are represented on the floor plan. If there is any aspect of particular importance, you alread only out or commission your own inspection of the property.

Council Tax Band **G** 

**Energy Performance Graph** 



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

