



One of the few larger townhouses in this desirable village location

exclusive to

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Banstead SM7

Central village location

Banstead Station 1 miles Sutton Station 3 miles

London Victoria 40 minutes (Banstead) 22 minutes (Sutton)

Epsom 4 miles Reigate 7 miles

M25 (Junction 8) and A3 (Tolworth) 6 miles

All times and distances are approximate

Seldom available, one of the few larger, 4-bedroom townhouses in this highly regarded development located at the heart of Banstead Village.

Spacious, bright and versatile, a lovely end-of-terrace home with courtyard garden and garage, adjacent to the Lady Neville park and just moments from the High Street.

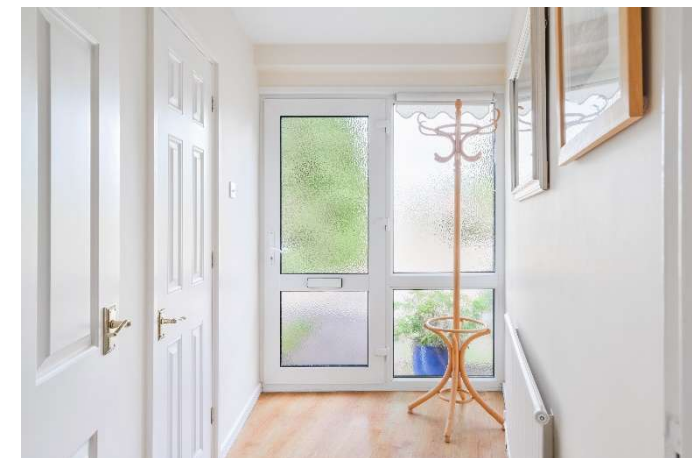
Price £600,000

View by appointment please, arranged exclusively through Richard Saunders and Company
Telephone 01737 363333

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- Entrance Hall ■ Cloakroom
- Sitting Room ■ Dining Room ■ Kitchen
- 4 Bedrooms ■ Shower Room (originally Bathroom)
- Garage in block ■ Neat Frontage facing the Communal Grounds
- Courtyard Garden of around 25' x 20' with rear access ■ Workshop / Store



This distinctive development of 40 townhouses was built in the mid-1960s, thoughtfully designed in curved terraces to give each home privacy and views over the spacious communal gardens. Due to its location in the heart of the village, the houses became popular instantly with those seeking easy living and immediate access to local amenities.

There are just 14 four-bedroom houses and our clients' property is at the end of one of the terraces and enjoys a particularly private setting with a South-backing courtyard garden. This larger design gives two good sized living rooms, the sitting room being double aspect. One of the four bedrooms is used as a study, and the modern shower room could be reverted to a bathroom if preferred.

The garden is remarkably secluded, laid to paving with bordering shrubs for ease of maintenance and the utility room or workshop gives ideal storage too. The garage is an adjacent block at the rear.

Updated and impeccably maintained by the owners, this lovely home is now available with no onward chain, once probate has been granted.



Adjoining the Lady Neville Park and Banstead Cricket Ground, this sought-after development is ideal for those seeking a private and secure setting with immediate access to the village.

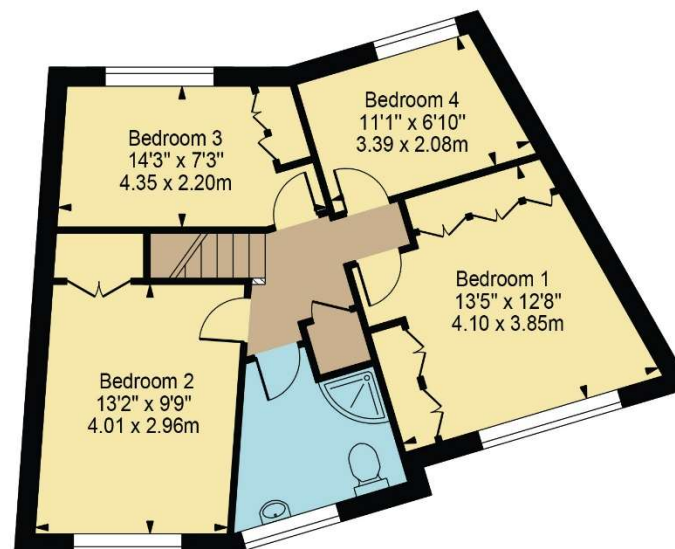
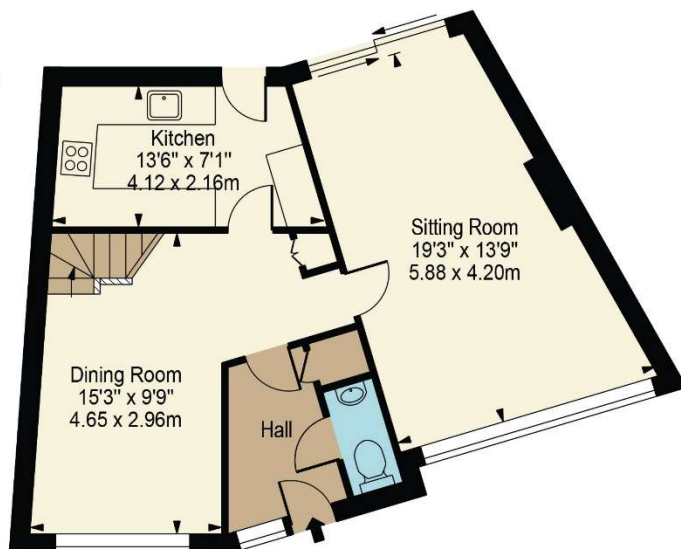
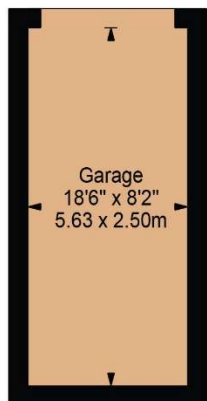
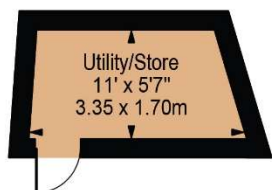
The bustling High Street has over a hundred shops, cafes and restaurants and there is also a Waitrose Supermarket. More extensive shopping is at nearby Sutton, Epsom or Reigate. Banstead also boasts a choice of excellent schooling.

There are rail services from Banstead and Chipstead Stations, with faster services from Sutton Station which is around three miles away and accessed by bus from the village. The M25 motorway at Reigate Hill (J8) or the Hooley intersection (J7) give swift access to Heathrow and Gatwick Airports, the Eurotunnel and the coastal ports and the A217 and A23 provide arterial routes into London

High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including the open spaces of nearby Banstead Downs, Banstead Woods and Epsom Downs and Racecourse as well as abundant open countryside for walking and cycling. There are many pubs and restaurants nearby and local theatre and cinema are at Epsom and Sutton.



TOTAL FLOOR AREA 1,370 SQ FT 127.17 SQ M



FIRST FLOOR

Tenure: Long Leasehold with share of Freehold
 Service Charge: £670 p.a. approx
 Local Authority: Reigate and Banstead BC
 Council Tax Band: E
 Broadband: Full Fibre Broadband
 All mains services
 To the best of our knowledge



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The many features of this fine home include:

- Seldom available, one of the larger, 4-bedroom town houses
- Quiet, tucked away setting in the heart of the village
- Four bedrooms, one is currently used as a study
- Two large living rooms, the sitting room has access to the garden
- Gas central heating and double glazing
- Modern fitted kitchen with natural wood fronts
- Garage in block at the rear, useful utility / workshop / garden store
- Modern fitted shower room, was originally a bathroom
- Pretty courtyard garden with South aspect
- Available immediately upon probate being granted, with no onward chain

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

