

Privacy and security at the heart of Banstead Village

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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

Perfectly placed adjacent to the Lady Neville park and just moments from Banstead High Street, a modern terraced house in this sought after 1960s development.

Available with no onward chain, this bright and spacious house includes a courtyard garden and garage at the rear.

Price £480,000

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

banstead@richardsaunders.co.uk





- Entrance Hall
- Cloakroom
- Open plan Sitting – Dining Room
- Kitchen
- 3 Bedrooms
- Bathroom
- Garage in block
- Neat Frontage facing the Communal Grounds
- Courtyard Garden of around 20’ x 17’ with rear access
- Workshop / Store









In a peaceful setting, the property has a particularly attractive setting overlooking expansive communal lawns to the front and with a Westerly aspect to the rear, bringing afternoon and evening sun to its courtyard garden.

Spacious and bright by virtue of its large windows, the interior includes a large, open-plan sitting – dining room with sliding patio doors to the gardens. The re-fitted kitchen has white cabinets and grey worktops, integrated oven, hob and cooker hood as well as spaces for fridge and washing machine. There is also a guest cloakroom.

On the first floor there are three bedrooms and a refurbished bathroom with shower over the bath. Outside, the house has a neat frontage leading out onto the communal lawns and paths whilst the private courtyard rear garden is paved with flower borders. The brick-built store or workshop is useful, and the gate leads within just a few steps to the garage at the end of a block.

Very well maintained and now available with no onward chain. Viewing can be arranged through the owners Sole Agents, Richard Saunders and Company of Banstead 01737 363333



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.



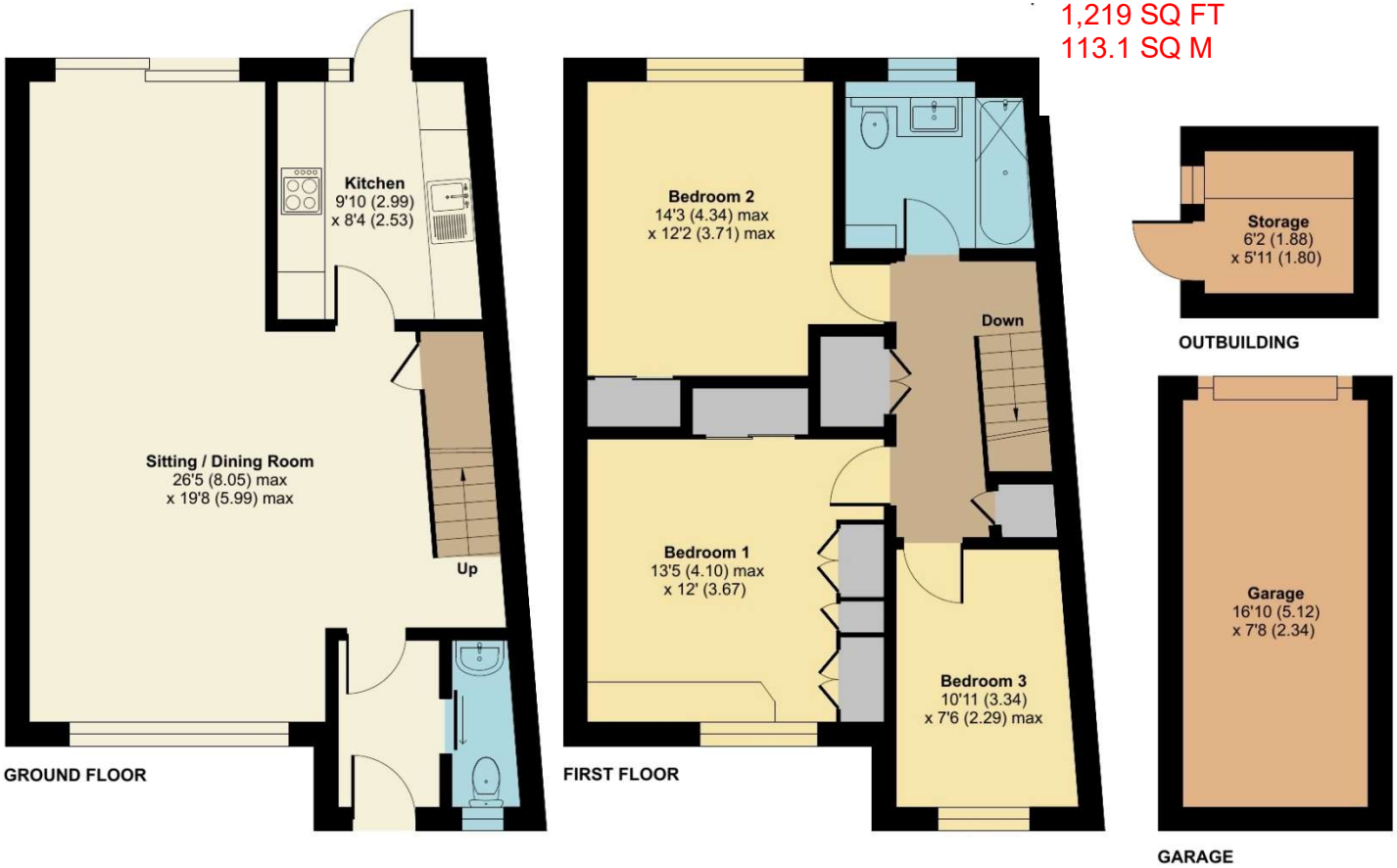


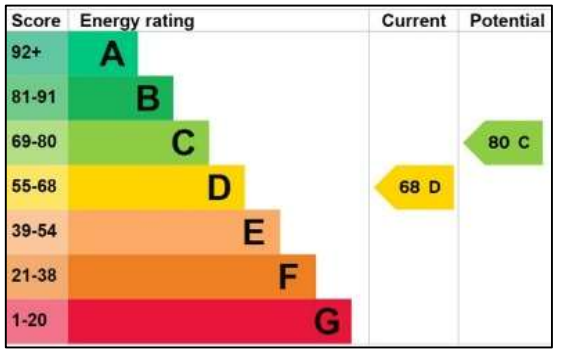






TOTAL FLOOR AREA
1,219 SQ FT
113.1 SQ M





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



The many features of this fine home include:

- Easily maintained home in this private, yet accessible location
- Modern white-fitted kitchen with integrated cooking appliance
- Three bedrooms, two have built in wardrobes
- Garage within just a few yards of the back gate
- Gas central heating and double glazing
- Spacious through living room with patio doors to the garden
- Downstairs cloakroom
- Refurbished, fully tiled bathroom with shower over bath
- Pretty courtyard garden with store or workshop
- Available immediately 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.

