



Guide Price

£760,000

Freehold

4x  3x  1x 

**Magnolia Drive,
Banstead, Surrey, SM7**

OVER 60?

Secure this property
for up to **59% less!**

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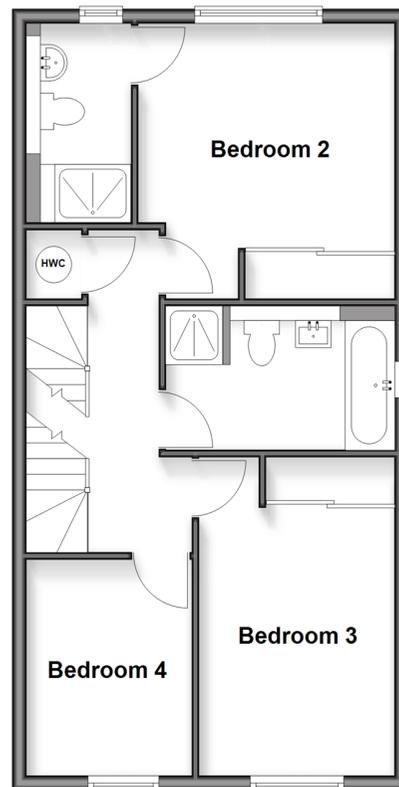
Ground Floor

Approx. 64.1 sq. metres (689.9 sq. feet)



First Floor

Approx. 53.7 sq. metres (577.5 sq. feet)



Second Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



Accommodation

GROUND FLOOR

- Entrance
- Kitchen/Diner: 14'9 x 10'7 (4.50m x 3.23m)
- Utility Room: 9'2 x 5'6 (2.80m x 1.68m)
- Lounge: 19'8 x 17'0 (6.00m x 5.19m)
- Cloakroom

FIRST FLOOR

- Landing

Bedroom 2: 12'4 x 11'9 up to fitted wardrobes (3.76m x 3.58m)

- En suite
- Bedroom 3: 14'2 x 8'8 (4.32m x 2.64m)
- Bedroom 4: 9'4 x 7'7 (2.85m x 2.31m)
- Bathroom

SECOND/TOP FLOOR

- Landing

Bedroom 1: 24'3 x 10'3 (7.40m x 3.13m)

- En suite

OUTSIDE

- Garden
- Driveway



Main features

- Modern four-bedroom semi-detached house in an exclusive gated development
- Approx. 1,670 sq. ft. of stylish, versatile accommodation arranged over three floors
- Approx 0.8 miles to Banstead Station, close to A217 & M25
- Peaceful setting offering privacy and security
- Chain Free

Nearest Schools

Primary Schools: Banstead Community Junior School 0.2 miles, St Anne's Catholic Primary 0.4 miles, Warren Mead Junior School 0.7 miles
Secondary Schools: The Beacon School 0.3 miles, Epsom College 1.5 miles, St Margaret's School 1.7 miles

Transport Information

Train Stations: Banstead 0.6 miles, Epsom Downs 1.2 miles, Tattenham Corner 1.5 miles
Underground Morden 5.7 miles, South Wimbledon 6.6 miles, Colliers Wood 6.9 miles

Address

Magnolia Drive, Banstead, Surrey, SM7

Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING	CURRENT:	POTENTIAL:

20110178/20260227/SM/LE