



Guide Price
£500,000

Leasehold

3x  2x  1x 

**Lower Sawley Wood,
Banstead, Surrey, SM7**

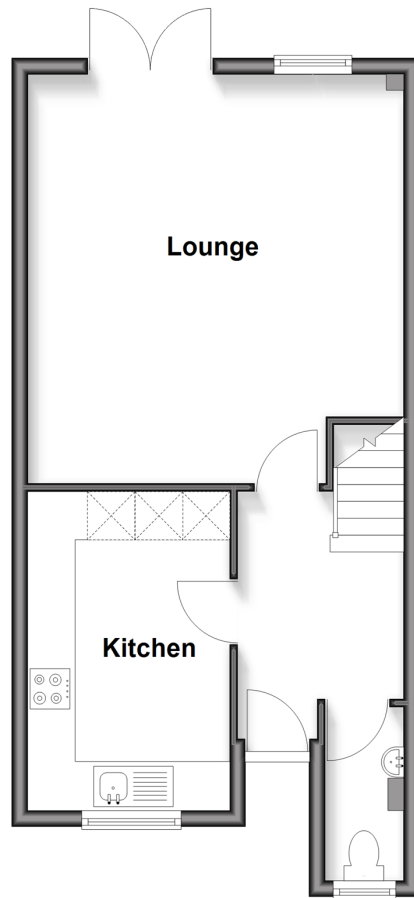
OVER 60?

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

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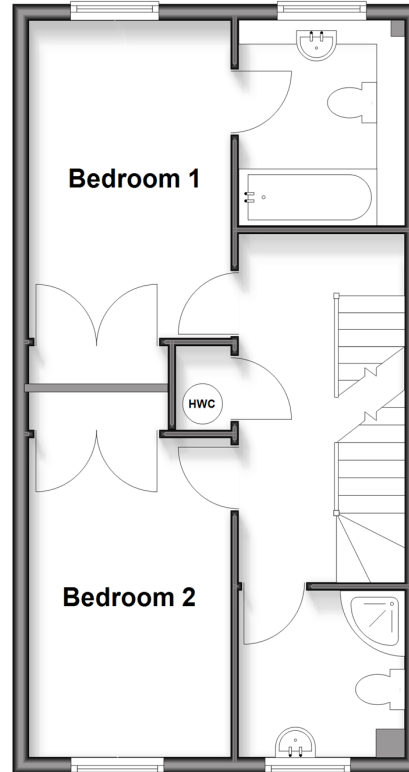
Ground Floor

Approx. 43.0 sq. metres (462.3 sq. feet)



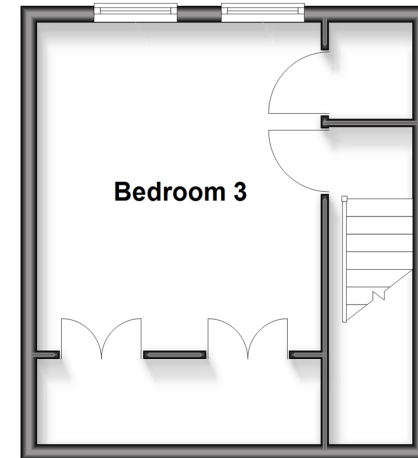
First Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



Second Floor

Approx. 24.7 sq. metres (266.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Kitchen

Lounge: 16'6 x 16'5 (5.03m x 5.01m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 14'5 x 8'7 (4.40m x 2.62m)

En Suite Bathroom

Bedroom 2: 12'6 x 12'6 (3.81m x 3.81m)

Shower Room

SECOND FLOOR

Bedroom 3: 14'7 x 12'11 (4.45m x 3.94m)

OUTSIDE

Garage En Bloc

Allocated Parking



Main features

- Spacious 3-bedroom terraced house arranged over 3 floors
- Located in a sought-after development close to Banstead High Street
- Garage en bloc and parking
- Offered chain free
- Ideal for first-time buyers, families, or downsizers



Nearest Schools

Primary Schools: Banstead Community Junior School 0.3 miles, St Anne's Catholic Primary 0.5 miles, Banstead Co-ed Preparatory School 0.7 miles
Secondary Schools: The Beacon School 0.8 miles, Epsom College 1.5 miles, The Harris Academy 1.5 miles



Transport Information

Train Stations: Banstead 0.2 miles, Belmont 1.2 miles, Epsom Downs 1.3 miles
Underground Morden 5.2 miles, South Wimbledon 6.1 miles, Colliers Wood 6.4 miles



Address

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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:

20109885/20251011/SM/LE