



Detached family home in a cul-de-sac village location

exclusive to

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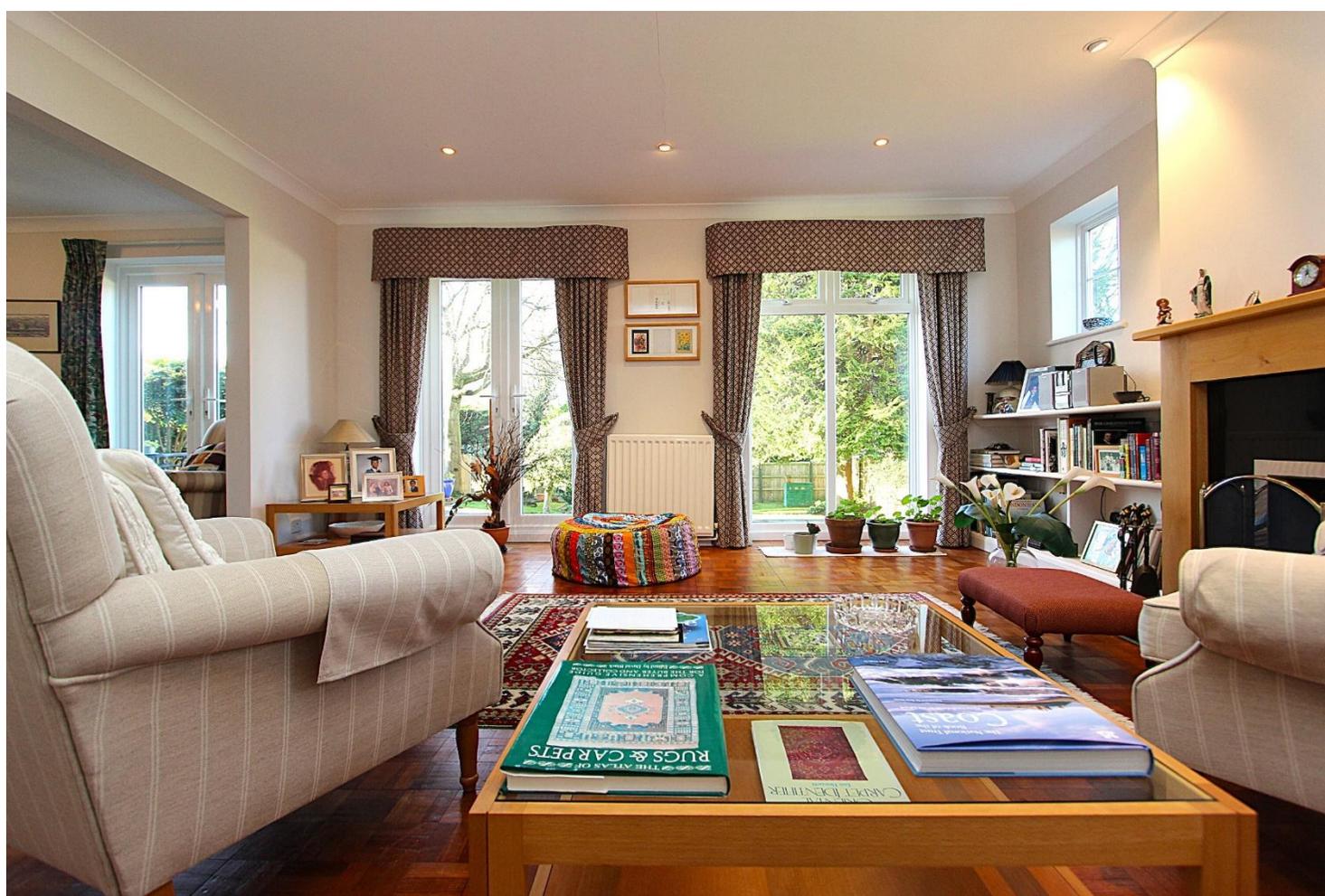
The Beeches Banstead SM7 2AZ

Banstead 0.4 mile
Epsom 4 miles
M25 (J8 Reigate): 4.5 miles
London by Rail 50 minutes from Banstead
All times and distances are approximate

Perfectly located in this quiet cul-de-sac and just a few minutes' walk from village shops. This modern detached house has a mature, west-facing garden and a double-width garage plus further parking. A bright family home with scope for extending situated close to an array of well-regarded schools.

- | Porch
- | Hallway
- | Kitchen
- | Sitting - dining room
- | Reception room
- | Downstairs cloakroom
- | Four bedrooms
- | Family bathroom room
- | En-suite shower room
- | Garden
- | Off-street parking
- | Detached garage

Price £1,125,000





This exceptional detached family home offers over 2,000 sq ft of thoughtfully designed living space, centered around a welcoming entrance hall. The bright and versatile interior is perfect for modern family living, with a spacious contemporary kitchen leading into a dining area, four generously sized bedrooms, and a well-appointed family bathroom along with a contemporary en-suite to the principal bedroom. Meticulously maintained by the current owners, the property boasts a beautifully landscaped, west-facing garden with a raised patio—ideal for relaxation and entertaining. The broad frontage provides ample parking alongside a detached garage to the rear, offering both convenience and practicality. In summary, this is a truly delightful home in Banstead, blending comfort, style, and functionality.



The property is situated in a highly regarded residential road within half a mile of the village centre. The village of Banstead has a wide range of shops and facilities including nearby railway station providing services to London (approximately 35 minutes). The open space of Banstead woods is close by for country walks. The M25 at junction 8 gives access to both Heathrow and Gatwick airports.

Mature west facing corner plot garden | Modern en-suite shower room to principal bedroom | Within moments of Banstead high street | No onward chain | Spacious sitting room with doors leading to the private garden | Contemporary kitchen | Excellent potential to extend (STPP) | Double width garage with ample parking



TOTAL FLOOR AREA : 2079 sq.ft. (193.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR

TOTAL AREA
2,079 SQ FT / 193.1 SQ M



Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: G
Full Fibre to Property Available
All mains services

To the best of our knowledge on production of this brochure [discover more at richardsaunders.co.uk](https://richardsaunders.co.uk)



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

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.

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