Kennedys'

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56, Hillside
Banstead
SM7 1HF

A beautifully refurbished four bedroom detached family home in a sought after Banstead location. Offering two ground floor bedrooms, including an en-suite, two further bedrooms upstairs, modern bathrooms, a new kitchen, separate utility room and a fantastic bar with sink and drinks fridge.

OIEO
£1,000,000

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- Completely refurbished throughout
- Two ground floor bedrooms
- New kitchen & separate utility
- New wiring, plumbing, boiler & Megaflo
- Generous garden
- Four bedrooms
- En-suite & bathrooms on both floors
- Bar with drinks fridge
- Garage & parking for several cars
- Planning permission granted – 24/01184/HHOLD







PROPERTY DESCRIPTION

Some homes need work. Others have already had it.

A beautifully refurbished four-bedroom detached home in a popular Banstead location, offering flexible family accommodation, fantastic entertaining space and exciting potential for the future.
The refurbishment has been extensive, including new wiring, new plumbing, a new boiler and Megaflo hot water system, together with a new kitchen and bathrooms. In short, the hard work has been done.

The layout is particularly versatile, with two bedrooms on the ground floor, one with its own en-suite, alongside a family bathroom and separate WC. Upstairs are two further bedrooms and a bathroom.
There's also a separate utility room and, for those who enjoy entertaining, a fantastic bar with a sink and drinks fridge – a great space for relaxing with friends and family.
Outside, the property offers a generous garden, garage and driveway parking for several cars.
And there's more. Planning permission has already been granted under application 24/01184/HHOLD for a 5m rear extension, new roof with the ridge raised by approximately 775mm, dormers and roof lights, giving the next owner the opportunity to take the property even further, subject to the approved plans and conditions.

This isn't simply a home that has had a lick of paint.
The refurbishment includes:
New electrical wiring, New plumbing, New boiler Megaflo hot water system, New kitchen, New bathrooms, Separate utility room, Contemporary finishes throughout





















LOCATION DESCRIPTION

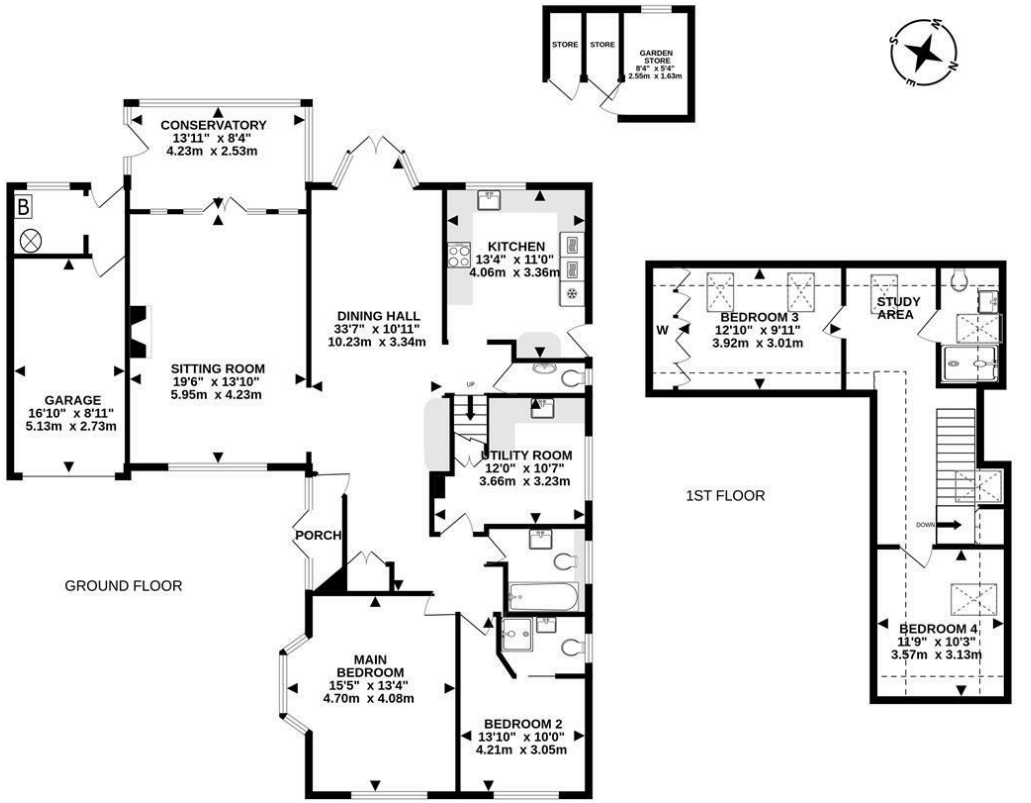


Hillside is a well-established residential road in Banstead, conveniently positioned for the village and the surrounding area.

Banstead offers a great choice of shops, cafés, restaurants and everyday amenities, with plenty of open countryside and green space nearby.
It's the sort of location where you can enjoy the benefits of Surrey living while remaining within easy reach of Sutton, Epsom and London.
In a nutshell

Four bedrooms. Detached. Completely refurbished. Two bedrooms downstairs. En-suite. Bathrooms on both floors. Separate WC. Utility room. A bar with drinks fridge. Garage. Parking for several cars. Generous garden. And planning permission already granted for the next chapter. Quite simply, a home where the hard work has already been done, but there's still plenty of opportunity to make it your own.

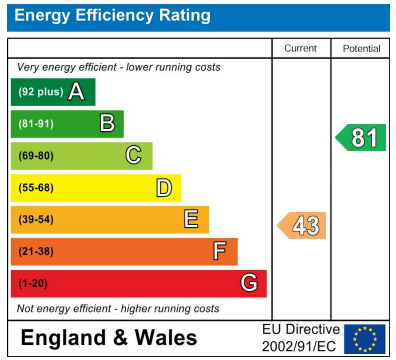
Come and have a look. You might just love it.



MAIN DWELLING 174.9 SQ.M (1882 SQ.FT) OUTBUILDINGS 26.2 SQ.M (282 SQ.M)

TOTAL FLOOR AREA : 2164 sq.ft. (201.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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56, Hillside

If you would like to arrange a viewing, please call Helen Miles 07985 296256

TENURE: Freehold
EPC RATING: E
COUNCIL: Reigate & Banstead
TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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