



Guide Price
£600,000

Freehold

3x  1x  2x 

**Picquets Way, Banstead,
Surrey, SM7**

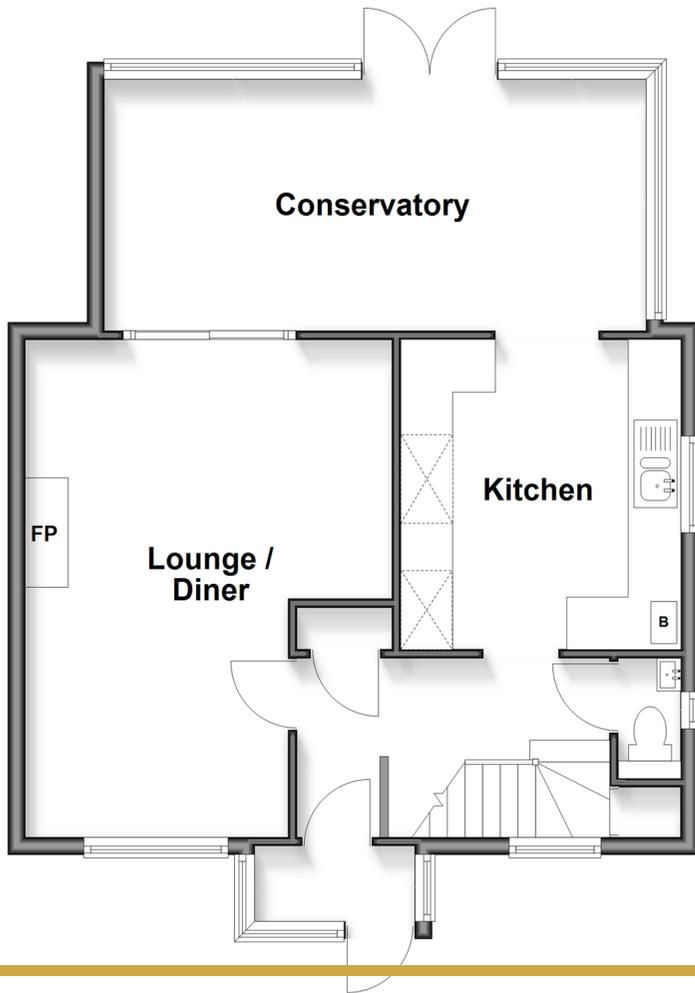
OVER 60?

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

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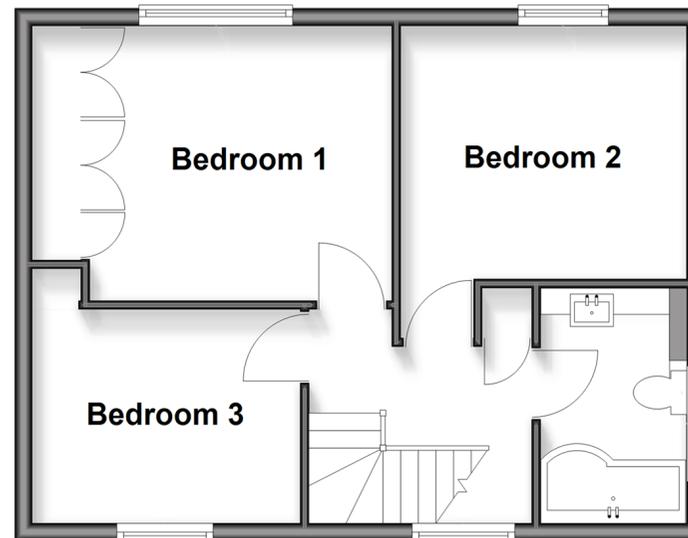
Ground Floor

Approx. 63.6 sq. metres (685.1 sq. feet)



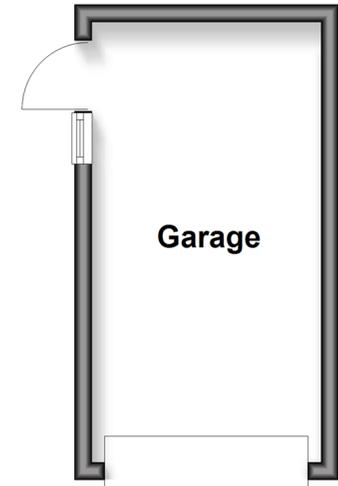
First Floor

Approx. 43.2 sq. metres (465.0 sq. feet)



Outbuilding

Approx. 13.4 sq. metres (144.1 sq. feet)



Accommodation

GROUND FLOOR

Porch

Entrance Hall

Kitchen: 11'4 x 10'6 (3.46m x 3.20m)

Lounge/Diner: (L-shaped) 18'4 x 13'8
(5.59m x 4.17m) plus 9'5 x 9'9 (2.87m
x 2.97m)

Conservatory: 20'8 x 9'9 (6.30m x
2.97m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 11'6 x 10'3 (3.51m x 3.13m)

Bedroom 2: 10'9 x 10'4 (3.28m x 3.15m)

Bedroom 3: 9'9 x 7'7 (2.97m x 2.31m)

Bathroom

Garden

Cabin

Garage

Driveway

OUTSIDE



Main features

- Desirable 3-bedroom semi-detached family home in the heart on Nork
- Ideal for buyers seeking a spacious home in a friendly, well-connected neighbourhood
- Newly landscaped, low-maintenance garden
- Garage plus new driveway with parking for 4-5 cars
- Potential to extend, subject to planning permission



Nearest Schools

Primary Schools: Shawley Community Primary 0.9 miles, St Anne's Catholic Primary 1.1 miles, Banstead Co-ed Preparatory School 1.3 miles
Secondary Schools: The Beacon School 0.0 miles, St Margaret's School 2.2 miles, Epsom College 2.3 miles



Transport Information

Train Stations: Banstead 1.2 miles, Tattenham Corner 1.7 miles, Kingswood 1.8 miles
Underground Morden 7.1 miles, Wimbledon 7.3 miles, South Wimbledon 7.9 miles



Address

Picquets Way, 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 50% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:
	E(44)	C(76)

20110225/20251003/SM/LE