



Great potential in a village centre location

exclusive to

SAUNDERS

richardsaunders.co.uk

Shrubland Road Banstead SM7

Banstead Village 0.3 mile
London by rail 40 minutes from Banstead
or change at Sutton 25 minutes
M25 (Junction 8) 5 miles
All times and distances are approximate

Set on the edge of Banstead village in a naturally secluded location, this detached bungalow offers great potential for an incoming owner to create a space that suits them. With plenty of parking, a wealth of storage and a short walk to the High Street, this property has broad appeal. An internal viewing is recommended.

- | Porch
- | Entrance Hall
- | Sitting - Dining Room
- | Kitchen
- | Sunroom
- | Conservatory
- | 2 Bedrooms
- | 2 Bathrooms, one of which en-suite
- | Cloakroom
- | Double Garage
- | Workshop

Price £625,000





This two bedroom detached bungalow is presented to the market for an incoming owner to renovate the property to their own taste. The sitting - dining room is spacious with multiple aspects to the wrap-around garden and could be opened up to the kitchen to create a further open-plan space. The two bedrooms are both well-proportioned with the principal bedroom benefitting from an ensuite. The double garage is supplemented by the driveway with parking for multiple, to the rear of the garage is a large workshop that could be converted to suit a new owners needs.



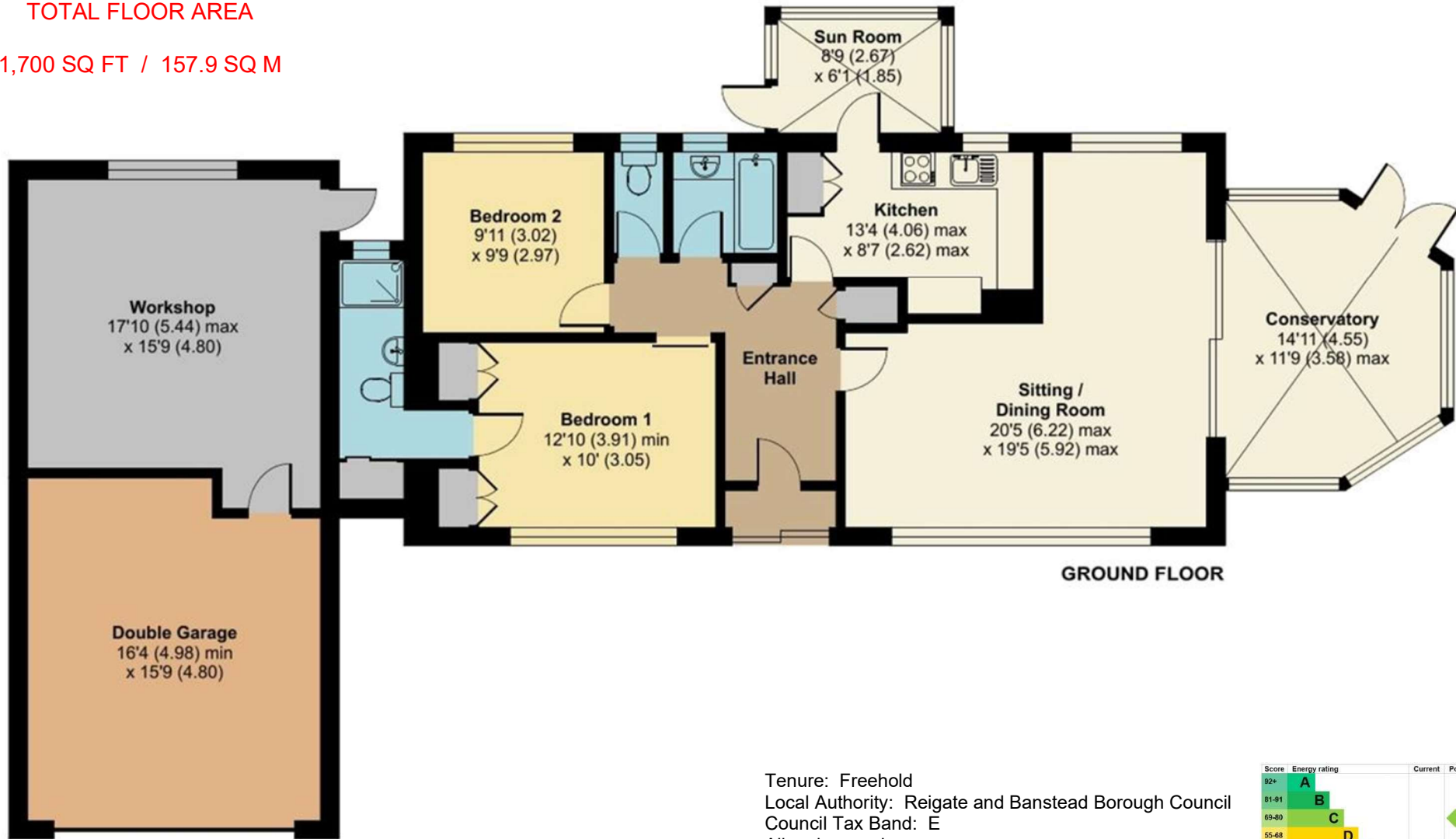
Situated in this quiet location within walking distance to the village with High Street shopping, a selection of restaurants and other local amenities. Banstead has an excellent choice of local schooling with both private and state schools easily accessible. Bus services from the village are available to neighbouring towns including Sutton, Epsom and Reigate. The A217 provides an arterial route to the M25 at Junction 8 (Reigate Hill). The open spaces of Lady Neville Park, Banstead Woods and Nork Park are also nearby.

Village centre location | Less than a third of a mile to the High Street | Naturally secluded wrap-around gardens | Plot approaching 0.2 acre | Plenty of storage | Double garage with separate workshop | No onward chain | Gas-fired central heating

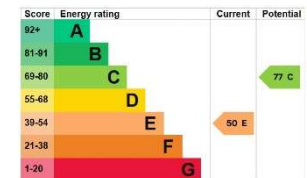


TOTAL FLOOR AREA

1,700 SQ FT / 157.9 SQ M



Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: E
 All mains services
 FFTC Broadband Available



discover more at richardsaunders.co.uk



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.

Viewing
 Please call us to arrange
 a viewing appointment

1 Waterhouse Lane
 Kingswood
 01737 360000

2 High Street
 Banstead
 01737 363333

Residential Lettings
 All Areas
 01737 370700

SAUNDERS

richardsaunders.co.uk