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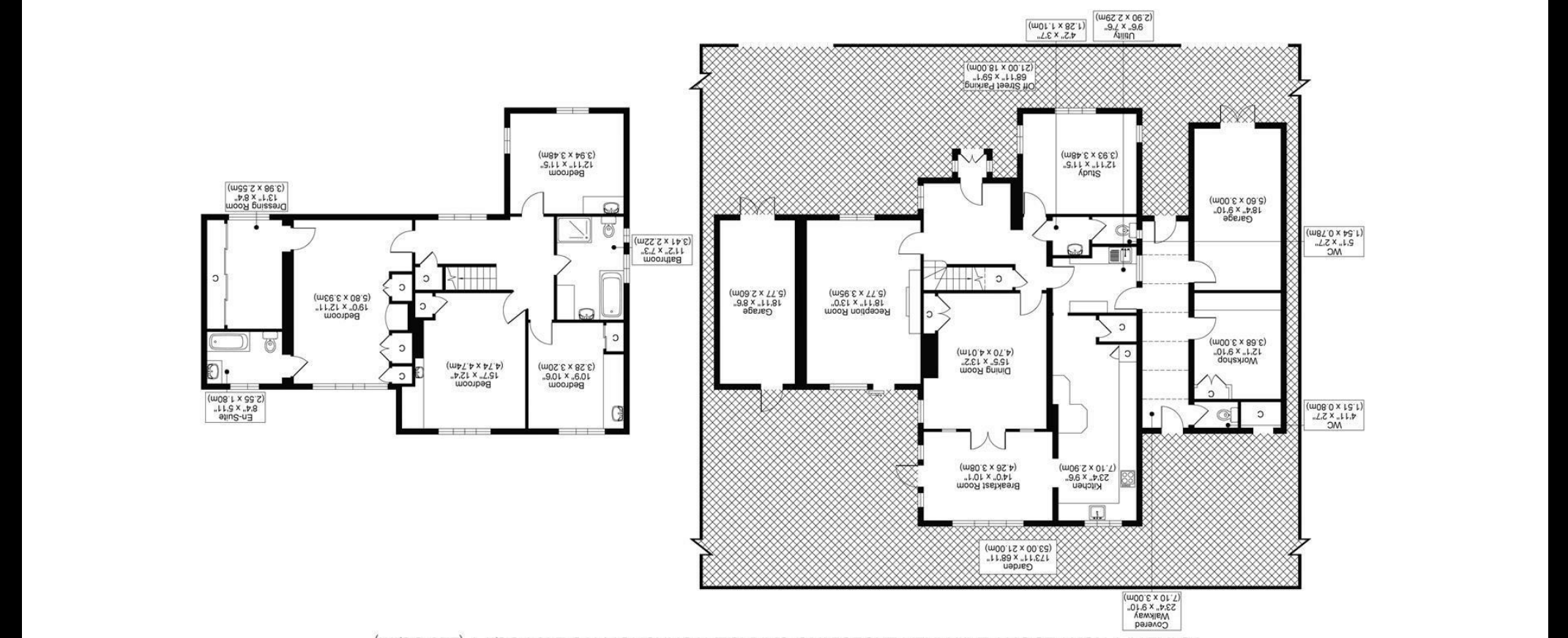
SILVERMAN BLACK
PROPERTY SPECIALISTS



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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HIGHER DRIVE, SM7

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/WORKSHOP/WC 2918 SQ.FT (271 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/WORKSHOP/WC 2454 SQ.FT (228 SQ.M)

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31 Higher Drive, Banstead, SM7 1PL **Price Guide £1,300,000**





31 Higher Drive

Banstead, SM7 1PL

Price Guide £1,300,000

- Vacant Possession with no onwards chain
- A characterful and substantially extended 4/5 bedroom detached family home - located on a genrous half acre plot - close to Banstead BR station & Cuddington Golf Club
- Expansive accommodation incorporating three generous reception rooms, an extended kitchen, utility and cloakroom on the ground floor - plus a home office/music room/bedroom 5 on the ground floor
- Master bedroom with ensuite bathroom and dressing room, three further double bedrooms, family bathroom are located on the first floor
- Twin garages, one with a sizable workshop and gardener's WC attached, ample off street parking for several cars on the carriage driveway
- Extensive mature gardens - the rear garden extending amost 175 ft x 70 ft - affording potential for an annex/home office/gymnasium
- Freehold; Council Tax Banding "G"; EPC rating "C" (70/76)
- 0.25 miles to Banstead BR station & Cuddington Golf Club; less than 1 mile to the shops, bars & restaurants of Banstead High Street
- Access to the wonderful educational facilities of the London Borough of Sutton - consistently highly rated on all metrics
- Viewing of this wonderful home is very highly recommended - so call today to book your appointment to visit

Vacant Possession - Silverman Black is delighted to offer this charming, characterful and much extended four/five bedroom detached family home located on one of Banstead's favoured roads, only about 0.25 miles from both Banstead BR station and the Cuddington Golf Club. The property does require a programme of modernisation having been in the ownership of the same family for many years, but affords spacious, flexible and expansive accommodation spread over two floors. The ground floor, which has a substantial addition to the rear, affords separate living and dining rooms, a breakfast room, utility, cloakroom and an extended kitchen, plus a generous office/music room, which could be repurposed as a fifth double bedroom if required. On the first floor, the master bedroom has been extended over the second garage, adding both a large ensuite bathroom and ensuite dressing room to the double bedroom, whilst all three other bedrooms are genuine doubles and share the large family bathroom. Externally, the property sits on a extensive half-acre plot - with a carriage driveway to the front providing parking for several vehicles and access to the garages, located on either side of the house. One of the garages has a large workshop and a "gardener's WC" - located to the rear. The back garden is enormous - measuring almost 175 ft x 70 ft - affording clear potential for a home office/gym/annex (STPP) to be added - whilst the loft void would also provide ample space for a spectacular master suite or two further bedrooms. Banstead BR station - which affords regular trains to London Victoria and Epsom Downs - is only about a 10 minute walk away - whilst the renowned Cuddinton Golf Club is a similar distance away. Banstead Village - with a wide variety of shops, bars and restaurants - is less than a mile distant - whilst the property being located in the SM postcodes, gives the residents access to the exceptional educational facilities of the London Borough of Sutton! View today!

