

OVER 60?
Secure this property
for up to **59% less!**



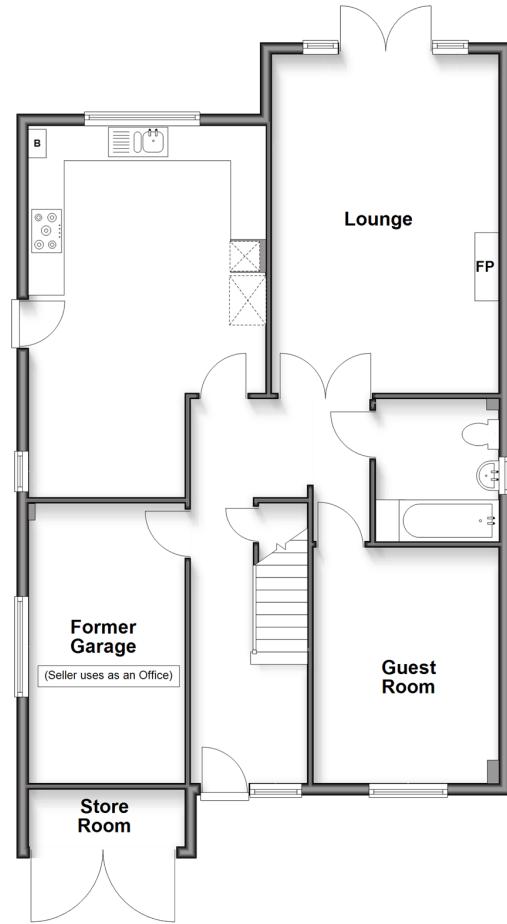
**Guide Price
£850,000
Freehold**

4x 3x 2x

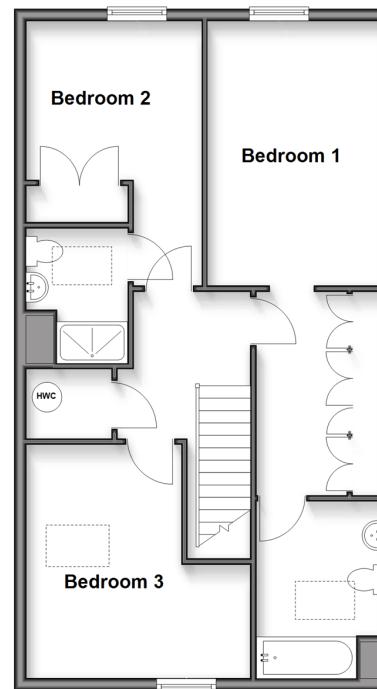
Bankside, Epsom, Surrey, KT17

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Ground Floor
Approx. 93.9 sq. metres (1010.6 sq. feet)



First Floor
Approx. 66.8 sq. metres (719.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Former Garage/Study: 15'3 x 7'7 (4.65m x 2.31m)
Lounge: 19'3 x 12'5 (5.87m x 3.79m)
Kitchen/Diner: (L-shaped) 20'4 x 13'1 (6.20m x 3.99m) plus 14'7 x 8'6 (4.45m x 2.59m)

Guest Room: 12'9 x 10'2 (3.89m x 3.10m)

Bathroom

FIRST FLOOR

Landing
Bedroom 1: 14'8 x 9'7 (4.47m x 2.92m)
Dressing Area: 11'3 x 4'9 up to fitted wardrobes (3.43m x 1.45m)

En Suite Bathroom

Bedroom 2: (L-shaped) 12'8 x 6'2 (3.86m x 1.88m) plus 12'4 x 8'5 (3.76m x 2.57m)

Bedroom 3: 9'7 x 8'7 (2.92m x 2.62m)

En Suite Shower Room

OUTSIDE

Driveway
Front Garden
Rear Garden
Store Room



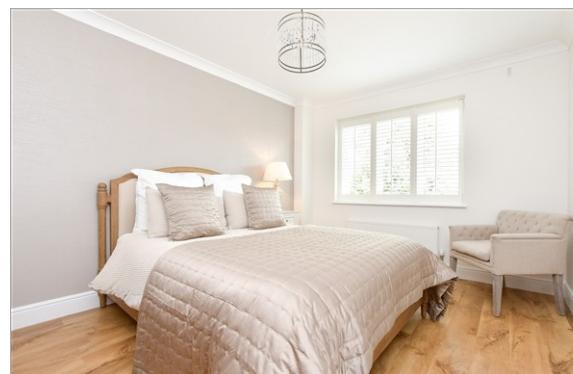
Main features

- **Chain-free detached house on a private cul-de-sac of 7 houses**
- **Beautifully presented throughout with a home office**
- **Downstairs bathroom & guest bedroom**
- **Walking distance to excellent local schools & three train stations**
- **Plenty of on-street parking available for multi-car families or visitors**



Nearest Schools

Primary Schools: Warren Mead Junior School 0.3 miles, Shawley Community Primary 0.6 miles, Epsom Downs Primary and Children's Centre 1.0 miles
Secondary Schools: Epsom College 0.6 miles, The Beacon School 0.9 miles, Glyn Technology School 1.7 miles



Transport Information

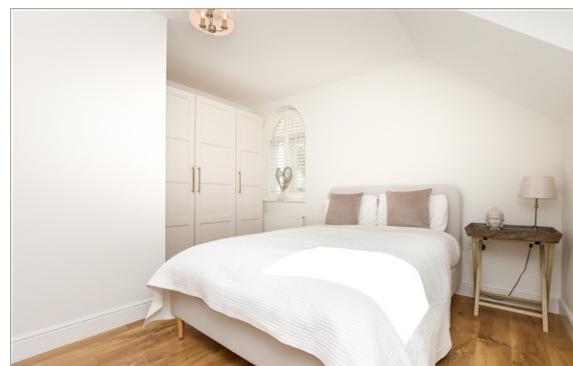
Train Stations: Epsom Downs 0.2 miles, Tattenham Corner 1.0 miles, Banstead 1.0 miles

Address

Bankside, Epsom, Surrey, KT17

Directions

For directions to this property please contact us.





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Call Banstead Branch 01737 352233 ■ cubittandwest.co.uk



■ 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.



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