



Guide Price
£325,000

Leasehold

2x  2x  1x 

**Birchwood House,
Magnolia Drive,
Banstead, Surrey, SM7**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Modern, chain-free, ground floor apartment with parking
- Spacious open-plan lounge/dining area with a fully equipped kitchen
- Primary bedroom with dressing area and en-suite
- 15 minute walk to Banstead High Street and train station
- Close to well-regarded schools

Accommodation

GROUND FLOOR

Entrance

Kitchen: 10'2 x 8'2 (3.10m x 2.49m)

Lounge/Diner: 20'5 x 12'5 (6.23m x 3.79m)

Bedroom 1: (L-shaped) 9'4 x 8'6 (2.85m x 2.59m) plus 4'4 x 12'9 (1.32m x 3.89m)

En Suite

Bedroom 2: 9'9 x 7'9 (2.97m x 2.36m)

Wet Room

OUTSIDE

Communal Gardens

Allocated Parking

Call Banstead - 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 59% less, by purchasing a Lifetime Lease

Ground Floor

Approx. 66.3 sq. metres (714.2 sq. feet)



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