



Family living in the heart of the village

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Banstead SM7

Banstead Village 0.2 mile
London by rail 40 minutes
or change at Sutton 25 minutes
M25 (Junction 8) 5 miles
All times and distances are approximate

An attractive, detached, four-bedroom home in the heart of Banstead village offered to the market with no onward chain.

Being well presented with modern fittings, traditional charm and potential for further expansion, this property offers a lot for an incoming owner

Asking Price £950,000

View by appointment please, exclusively through
Richard Saunders and Company
Telephone 01737 360000

banstead@richardsaunders.co.uk



- Entrance Porch ■ Sitting Room ■ Family Room ■ Kitchen ■ Conservatory-Dining Room
- Utility Room ■ Cloakroom
- 4 Bedrooms ■ Bathroom ■ en-suite Bathroom
- Garage ■ Frontage with further parking ■ Over 125' Rear Garden





This handsome four-bedroom family home is presented to the market having been considerably enhanced by the sellers in their 30-year ownership.

Two receptions rooms offer flexible space for families, both featuring characterful fireplaces. The Kitchen is well fitted in a contemporary shaker-style with a range cooker; a separate utility room supplements the space. The conservatory overlooks the naturally private rear garden and is in use as a dining room.

All four bedrooms are well proportioned with three being generous doubles. The family, and ensuite, bathrooms are in very good order with modern fittings.

The garden to the rear extends over 125' with natural seclusion and a brick-built outbuilding which could be adapted for use. The driveway can fit multiple cars in addition to the single garage.





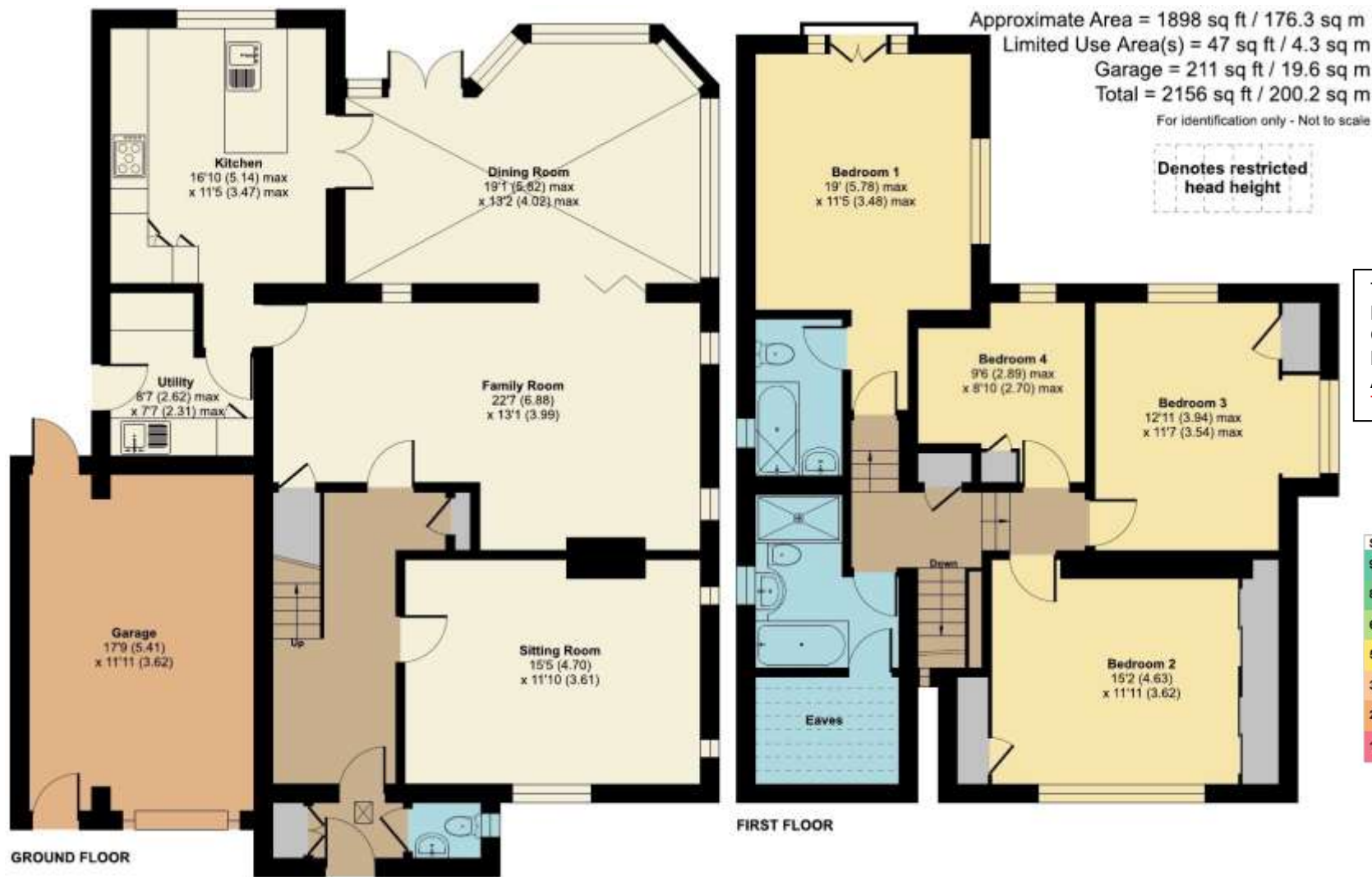
Colcokes Road is highly sought-after, being quiet yet within a very short walking distance of Banstead Village with its excellent high street shopping including Waitrose Supermarket and Marks & Spencer Simply Food.

The larger centres of Sutton, Epsom and Reigate are all easily accessible by bus and car, Banstead and Chipstead Stations are not far and provide rail links to London Bridge and Victoria.

The A217 provides fast access to the M25 at Junction 8 (Reigate Hill) with Gatwick and Heathrow Airports being some 25 and 45 minutes' drive respectively.

Banstead has a choice of local schooling with further options within a short commute. There are plenty of parks and public open spaces, numerous local golf courses and leisure centres.





Tenure: Freehold
 Local Authority: Reigate and Banstead BC
 Council Tax Band: F
 Broadband: FTTP
 All mains services
 To the best of our knowledge

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The many features of this fine home include:

- Popular village location
- Four well-proportioned bedrooms
- Less than 5 minutes' walk to Banstead High Street
- Quiet residential road
- Naturally secluded rear garden in excess of 125'
- Potential for further expansion
- Charming traditional features
- Walking distance to popular local schools
- Garage with driveway parking for multiple cars
- End of chain availability.

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