



Sought-after bungalow on the edge of the village with far reaching views

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# Cunningham Road Banstead SM7 3HG

Banstead Village ½ 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*

On the edge of the village and offering remarkable accessibility, this detached bungalow benefits from a versatile interior layout and provides three double bedrooms with ample off-street parking to the front. The secluded mature gardens overlook neighbouring greenbelt pasture land to the rear.

- | Hallway
- | Open-Plan Kitchen - Diner
- | Utility Room
- | Sitting Room
- | Three Double Bedrooms
- | Family Bathroom
- | En-Suite To Principal
- | Walk-in Wardrobe
- | Detached Garage
- | In And Out Sweeping Driveway
- | Private Garden

Price £1,250,000







This beautiful location is near to open countryside and around half a mile from Banstead Village with its varied local shopping that includes Waitrose Supermarket and Marks and Spencer Simply Food. There is also a choice of excellent schools in Banstead and there are rail services from Banstead and nearby Chipstead Stations with faster services at Sutton and the M25 motorway is some 15 minutes' drive.

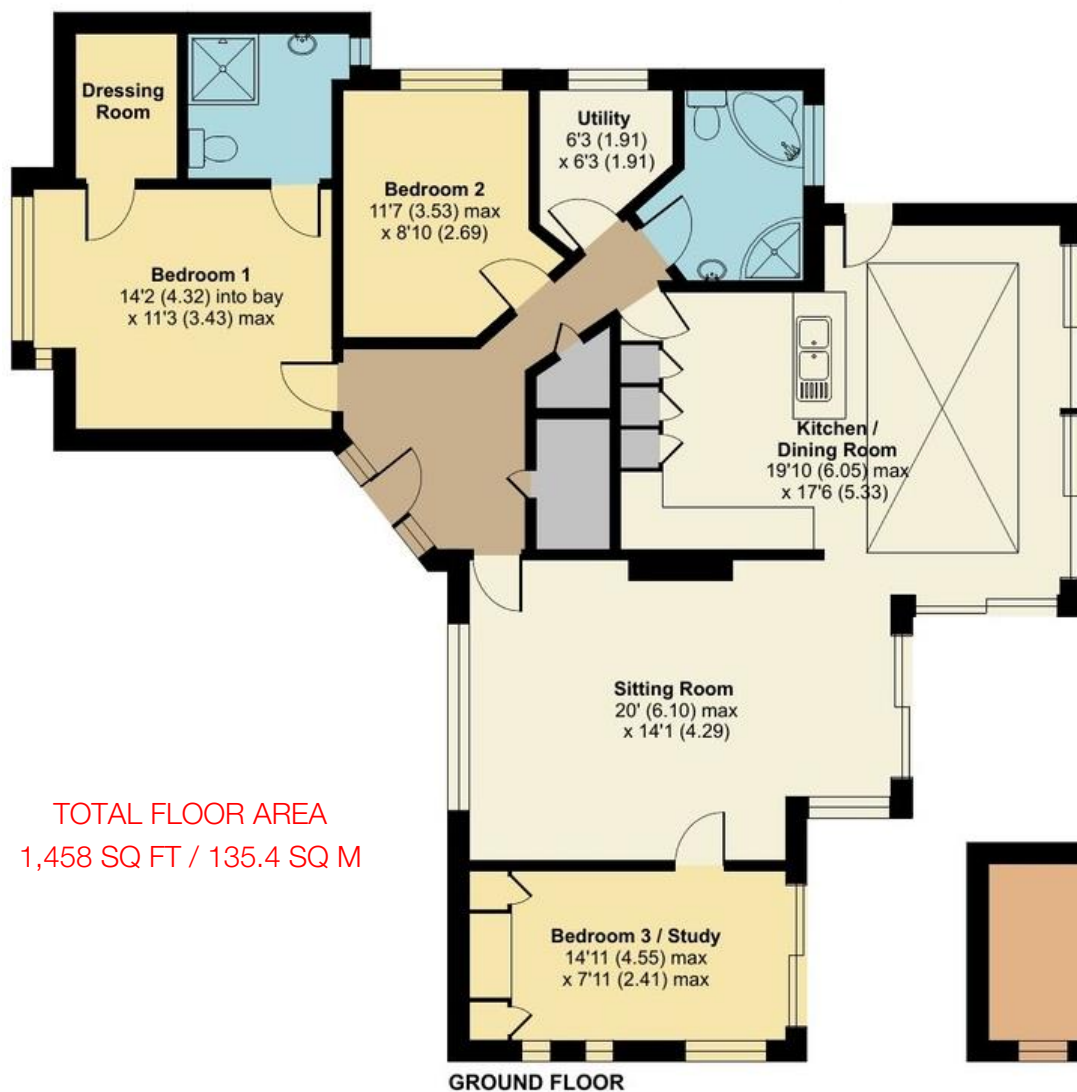
This individual and attractive detached bungalow enjoys a bright and contemporary feel. Refurbished by the current owners, the property is beautifully presented throughout, combining character features and contemporary finishes with great effect. The interior provides ideal family spaces that includes a stunning fully-integrated kitchen - dining room with incredible far reaching views of the neighbouring paddocks. All of the principal rooms benefit from floor to ceiling slim frame sliding doors providing room to enjoy the best of the views. There's spacious dual-aspect sitting room, three double bedrooms with the principal benefiting from a walk-in wardrobe, electric blinds and a modern wet room en-suite shower room with underfloor heating. The wide frontage allows ample parking along with a single detached garage. 2 years ago the current owners coated the house in a long life wall coating with a 20 year guarantee. A viewing is highly recommended to avoid disappointment.



Three Generous Bedrooms | Contemporary And Integrated Kitchen - Diner With Granite Work Tops | Floor To Ceiling Slim Frames with Electric Remote Control Blinds | Fully Lit Mature Private Garden With Pond And Water Feature | Wet Room En-Suite To Principal Bedroom | Sweeping Driveway | Electric Power Door to Detached Garage | Far Reaching Views To The Rear Over Neighbouring Greenbelt Farm Land | Hive Heating System | Vendor Suited







**TOTAL FLOOR AREA**  
1,458 SQ FT / 135.4 SQ M

**GROUND FLOOR**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55   D	67   D
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: G

All mains services

To the best of our knowledge on production of this brochure

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Viewing  
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a viewing appointment

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