



Cul-de-sac location with plenty of potential

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Geralds Grove

Banstead

SM7 1NE

Local shops within a short walk
London by rail 40 minutes from
Banstead or Epsom Downs
or change at Sutton 25 minutes
M25 (Junction 8 or 9) 6 miles

All times and distances are approximate

A well-presented four bedroom detached house with potential to extend situated in a cul-de-sac location within this popular development. There are local shops at Nork Way and Banstead Station is within walking distance. Banstead Village is a short distance with its varied High Street shopping.

- | Hallway
- | Sitting Room
- | Dining Room
- | Kitchen - Breakfast Room
- | Downstairs Cloakroom
- | Four Bedrooms
- | Family Bathroom
- | En-Suite Bathroom To Principal
- | Double Garage
- | Off-Street Parking

Price £775,000





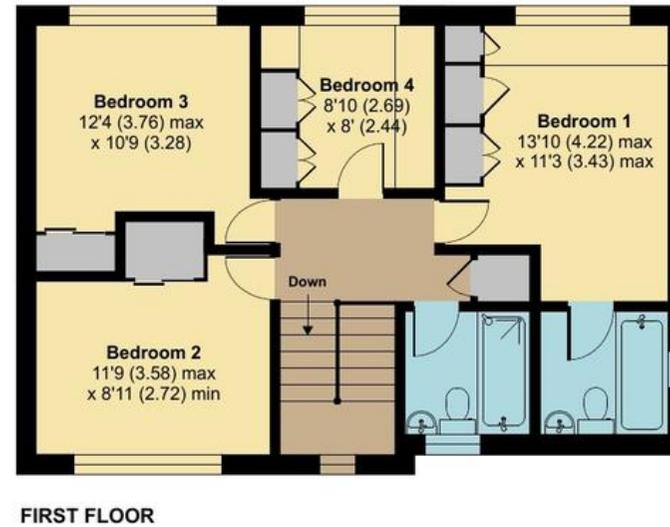
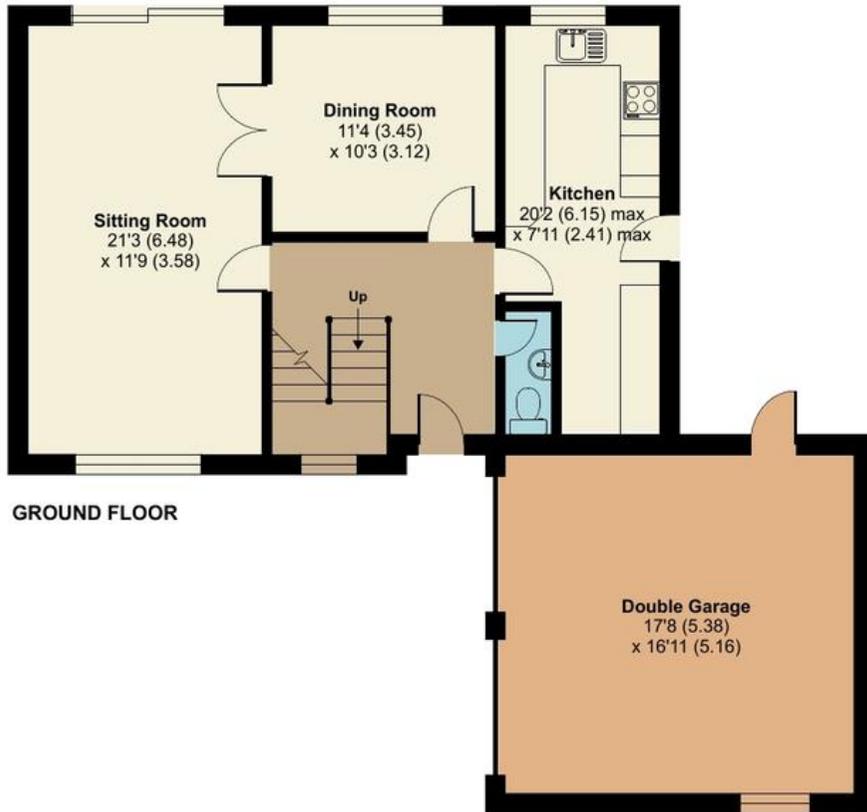
Set in a close of a few houses, the property has a popular Nork location near to Warren Mead School. There are local shops at Nork Way and Drift Bridge with Banstead Village, Epsom and Sutton all within a short drive. Epsom and Banstead Downs are nearby, as is Banstead Railway Station. The A217 and A240 give arterial access to the M25 and A3 respectively.

Positioned within this quiet road is this spacious four bedroom detached family home. The accommodation is both versatile and generously sized throughout. The large dual-aspect sitting room is naturally illuminated with sliding doors leading to the generous South-facing wrap around garden. The principal bedroom benefits from built-in storage and is serviced by an en-suite shower room. There is an integrated double garage alongside off-street parking in front, please call our sales team here at Richard Saunders to arrange a viewing 01737 363333



Four Well-Proportioned Bedrooms | Excellent Potential To Extend (STPP) | Quiet Cul-De-Sac Location | South-Facing Garden | En-suite Shower room to Principal Bedroom | Excellent Storage Throughout | Double Garage | Within Close Proximity Of An Array Of Excellent Local Schools | Off-Street Parking | Landscaped Gardens With High Degree Of Privacy





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 69 C |
| 55-68 | D | | |
| 39-54 | E | 51 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

TOTAL FLOOR AREA
1,649 SQ FT / 153.1 SQ M

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Viewing
 Please call us to arrange
 a viewing appointment

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 Kingswood
 01737 360000

2 High Street
 Banstead
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