

CROYDON LANE, BANSTEAD, SURREY, SM7

FIXED PRICE **£825,000**

FREEHOLD

Winkworth





CROYDON LANE

BANSTEAD, SURREY, SM7

THIS FOUR BEDROOM DETACHED CHALET BUNGALOW OCCUPIES A LARGE PLOT WITH A SECLUDED REAR GARDEN.

Local shops and amenities are just a short distance away, with well-regarded schools for all age groups both private and state run close by. Banstead High Street offers a selection of restaurants and shops, including a Waitrose Supermarket and Marks & Spencer Simply Food. The property has the potential to be extended subject to the usual planning consents, and is conveniently located on a popular bus route.







CROYDON LANE

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This lovely bungalow offers just over 2325 sq ft of living space, including the former double garage which has recently been used as a studio and gym, but could be converted into an annexe.

The living space comprises; large reception hall, double aspect living with a feature fireplace, separate dining room which has french doors that offer a great view of the garden and open onto the patio, a generous kitchen/breakfast room with a large number of units, also with direct access to the garden.

Also on the ground floor are two double bedrooms with fitted wardrobes in the larger bedroom, and a family bathroom with both a bath and walk-in shower, and a separate WC.

The first floor has two further double bedrooms with built-in fitted wardrobes, and another 4 piece family sized bathroom.

Outside there is a larger than average block paved frontage providing parking for numerous vehicles and, all set behind a gate and mature hedges. The secluded rear garden measures an impressive 182 feet by 125 feet (maximum length and width), with a large patio area that is ideal for entertaining, an extensive lawned area, all framed by mature high hedges, and a useful shed for storage.

This well-proportioned detached chalet bungalow offers spacious accommodation, and still has scope for further extension.

The area is surrounded by some of Surrey's finest open green belt countryside, where fine walks and outdoor sporting pursuits can be enjoyed.

BANSTEAD OFFICE
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AT A GLANCE...

- Reception Hall - 22'2" x 12'10" (6.76m x 3.91m)
- Living Room - 23'5" x 12'9" (7.14m x 3.89m)
- Kitchen/Breakfast Room - 20'0" x 10'10" (6.10m x 3.10m)
- Dining Room - 12'0"x 10'9" (3.66m x 3.31m)
- Cloakroom
- Bedroom 1 - 12'10" x 11'2" (3.91m x 3.41m)
- Bedroom 2 - 10'10"x 9'0" (3.30m x 2.74m)
- Ground Floor Bathroom - 11'2" x 5'8" (3.40m x 1.73m)

- Bedroom 3 - 16'5" x 10'11" (5.00m x 3.33m)
- Bedroom 4 - 16'1" x 11'0" (4.90m x 3.35m)
- First Floor Bathroom - 9'0" x 8'2" (2.74m x 2.49m)

- Gym/Studio - 17'6" x 14'1" (5.33m x 4.29m)
- Bedroom 5/Home Office - 18'0" x 9'7" (5.49m x 2.92m)

- Rear Garden - 182ft max x 125ft max (55.47m x 38.11m) approximately
- Council Tax Band - G





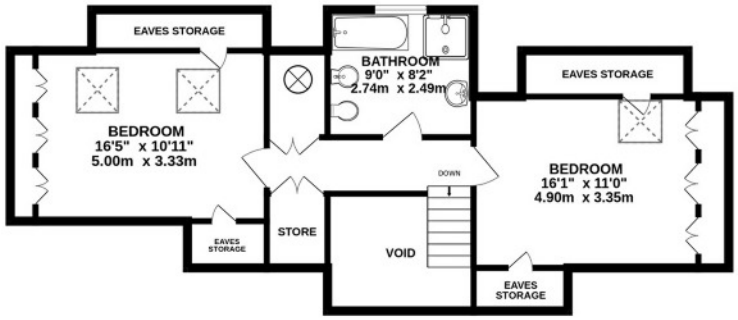




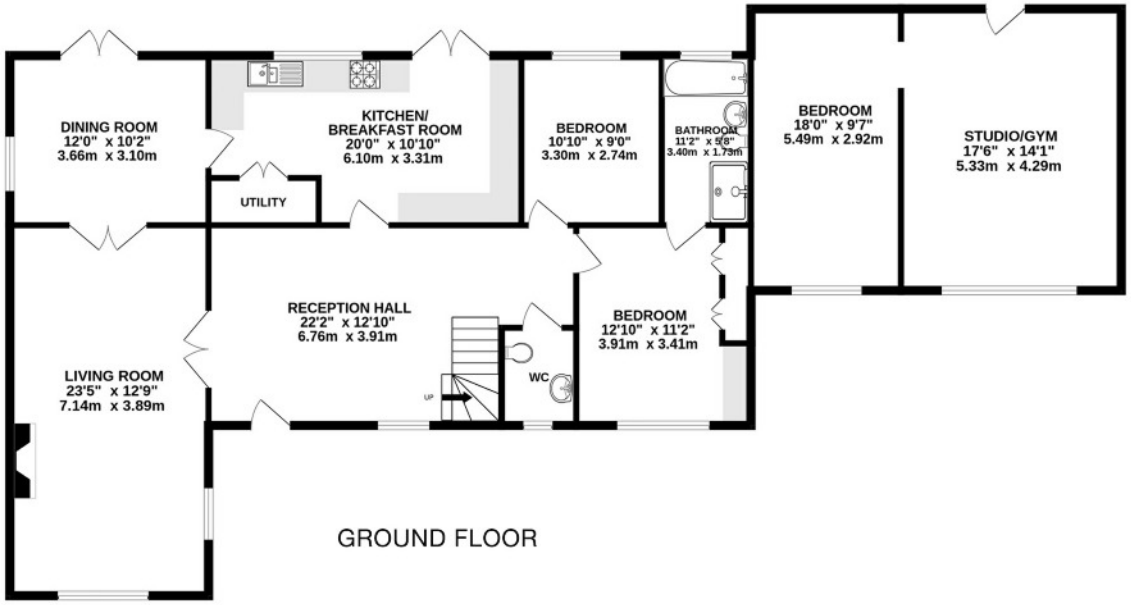








FIRST FLOOR



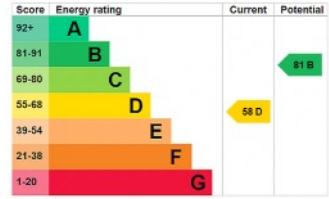
GROUND FLOOR

Croydon Lane, Banstead

INTERNAL FLOOR AREA (APPROX.) 2325 sq ft/ 216.0 sq m

Garden extends to 182 ft x 125 ft

/ 55.47 m x 38.1 m



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
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for every step...