



**HYDE HOUSE,** BASING ROAD, BANSTEAD, SURREY, SM7

**£350,000**

LEASEHOLD

**Winkworth**





## HYDE HOUSE

BASING ROAD, BANSTEAD, SURREY, SM7

**THIS FABULOUS TWO BEDROOM SECOND FLOOR APARTMENT IS BRIGHT AND SPACIOUS THROUGHOUT, WITH A JULIETTE BALCONY, AND AN ALLOCATED PARKING SPACE.**

This modern development backs onto Banstead Wildlife Field and is conveniently located within a short walk of both Banstead railway station and Banstead High Street, with its variety of local and national retailers including Waitrose and M&S Simply Food, as well as restaurants and cafes.



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Offered with no onward chain, this well-presented property has recently been redecorated and re-carpeted throughout.

Genuinely spacious, the apartment forms part of a modern development set within landscaped communal gardens and has delightful views over Banstead Wildlife Field to the rear.

The accommodation briefly comprises; communal entrance with entry phone system, entrance hall, generous loft space, living/dining room with Juliette balcony, fitted kitchen with ample worktop and cupboard space, a large main bedroom, further double bedroom and a family bathroom.

Outside there are well kept communal gardens, and allocated residents and visitor parking to the rear.

All in all, a superb property in a very convenient location, close to well regarded schools, both private and state run for all age groups. The area is surrounded by some of Surrey's finest open green belt countryside and fine walks and sporting pursuits can be enjoyed.



## BANSTEAD OFFICE

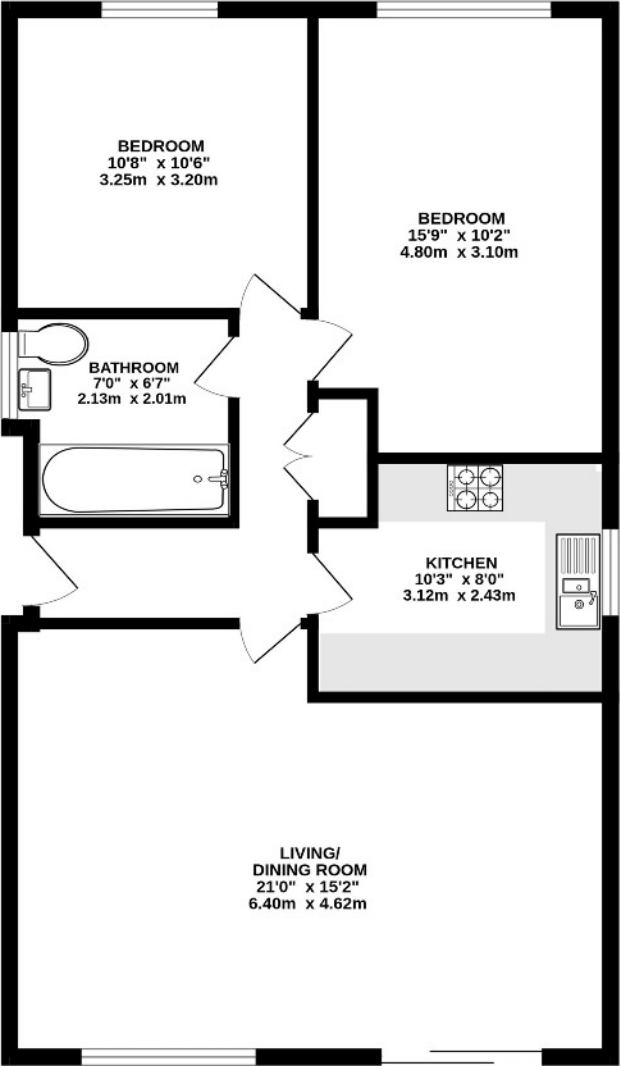
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### AT A GLANCE...

- Communal Entrance
- Telephone Entry System
- Entrance Hall
- Living/Dining Room - 21'0" x 15'2" max (6.40m x 4.62m)
- Juliette Balcony
- Kitchen - 10'3" x 8'0" (3.12m x 2.43m)
- Bedroom 1 - 15'9" x 10'2" (4.80m x 3.10m)
- Bedroom 2 - 10'8" x 10'6" (3.25m x 3.20m)
- Bathroom - 7'0" x 6'7" (2.13m x 2.01m)
- Allocated Parking Spaces
- Backing onto Banstead Wildlife Field
- Communal Gardens
- Council Tax Band - D







SECOND FLOOR FLAT

Hyde House, Banstead

INTERNAL FLOOR AREA (APPROX.) 753 sq ft/ 70.0 sq m



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. Made with Metropix © 2025.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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## Banstead office

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