



HIGH BEECHES, BANSTEAD, SURREY, SM7 **£675,000** FREEHOLD

Winkworth





HIGH BEECHES

BANSTEAD, SURREY, SM7

**A WELL-PRESENTED DETACHED HOUSE,
SITUATED ON THE POPULAR TREE-LINED
HIGH BEECHES DEVELOPMENT, WITHIN
EASY REACH OF BANSTEAD STATION.**

This deceptively spacious family house, has been well maintained by the owner. It is ideally located within an established residential development and is within easy reach of local shops at Nork Parade, and Banstead railway station which provides services into London Victoria.



HIGH BEECHES

BANSTEAD, SURREY, SM7

This bright and spacious house has been well maintained by the current owner, and the ground floor comprises; entrance lobby, living room, dining room with sliding patio leading into the conservatory which has a lovely view across the garden, a fitted kitchen breakfast room, and downstairs WC.

The deceptively generous first floor offers four bedrooms which all benefit from access to the eaves storage areas, and family bathroom.

Outside to the front is a driveway which allows off street parking for three cars, leading to the attached semi integral garage. An attractive lawn and shrub borders complete the frontage, and a side gate leads to a good sized rear garden of approximately 90 feet, which has a large patio area adjacent to the house and conservatory, and the mature hedges offer a good degree of privacy.

Local shops can be found at Nork Parade, with a more comprehensive range of shopping and leisure facilities located in Banstead Village. Bus routes to both Banstead and Epsom Town Centre are conveniently close by.



BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Lobby
- Hallway
- Living Room - 15'7" x 12'2" (4.76m x 3.72m)
- Dining Room - 11'7" x 10'10" (3.53m x 3.29m)
- Kitchen - 11'11" x 10'10" (3.64m x 3.30m)
- Conservatory - 12'6" x 9'4" (3.82m x 2.85m)
- Downstairs WC

- Bedroom 1 - 12'2" x 11'3" (3.70m x 3.43m)
- Bedroom 2 - 11'1" x 9'2" (3.37m x 2.79m)
- Bedroom 3 - 10'10" x 9'6" (3.29m x 2.89m)
- Bedroom 4 - 12'2" x 8'1" (3.70m x 2.46m)
- Family Bathroom

- Garage - 17'10" x 9'9" (5.44m x 2.96m)
- Rear Garden - 43' (13.10m)

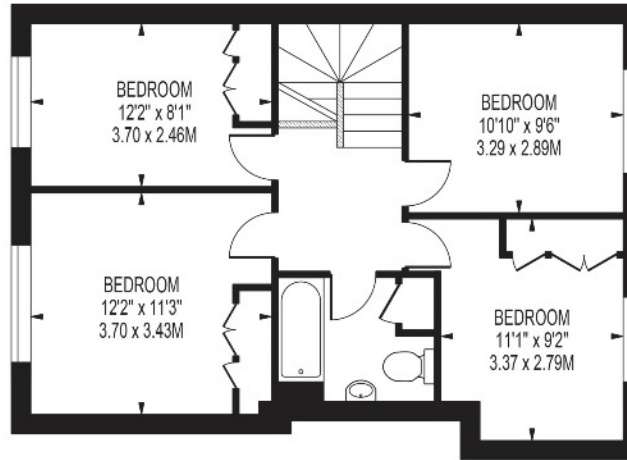




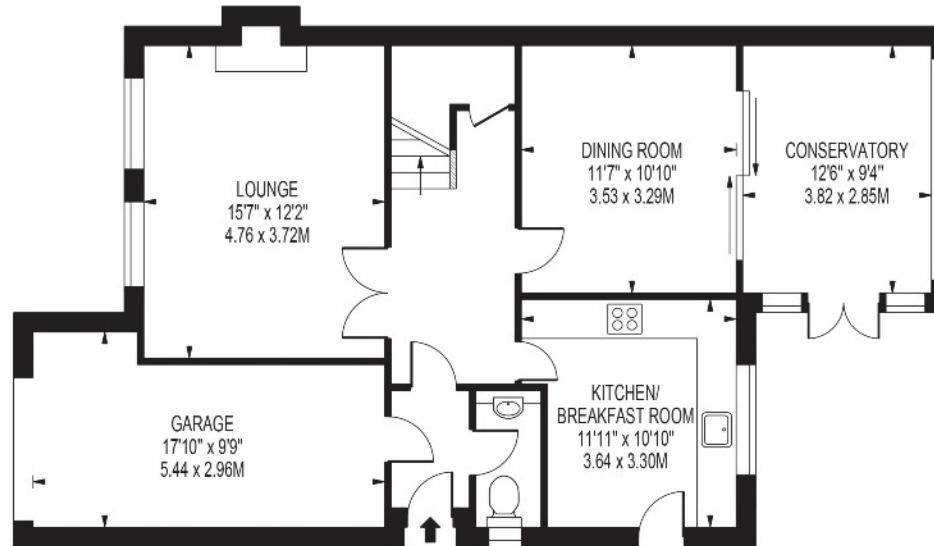
HIGH BEECHES

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1490 SQ FT - 138.40 SQ M
(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 154 SQ FT - 14.30 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Winkworth

See things differently.