



**CHEVIOT CLOSE,** BANSTEAD, SURREY, SM7

**£375,000**

LEASEHOLD

**Winkworth**





## CHEVIOT CLOSE

BANSTEAD, SURREY, SM7

**A LOVELY TWO BEDROOM  
GROUND FLOOR  
MAISONETTE WITH A  
PRIVATE SOUTH FACING  
GARDEN.**

This well presented property is conveniently located within the heart of Banstead Village, close to the high street with its variety of local and national retailers including Waitrose and M&S Simply Food, as well as restaurants and cafes.





## BANSTEAD OFFICE

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### THE PROPERTY

#### AT A GLANCE...

- Private Front Door
- Entrance Hall
- Living/Dining Room - 17'9" x 10'11" (5.41m x 3.33m)
- Kitchen - 10'1" x 6'4" (3.07m x 1.93m)
- Bedroom 1 - 13'5" x 10'11" (4.09m x 3.33m)
- Bedroom 2 - 10'10" x 9'7" (3.30m x 2.92m)
- Shower Room - 6'6" x 5'7" (1.98m x 1.70m)
- South Facing Garden
- Off Street Parking
- Council Tax Band - C

The property has been well maintained inside and out by the owner, and comes to the market with no onward chain.

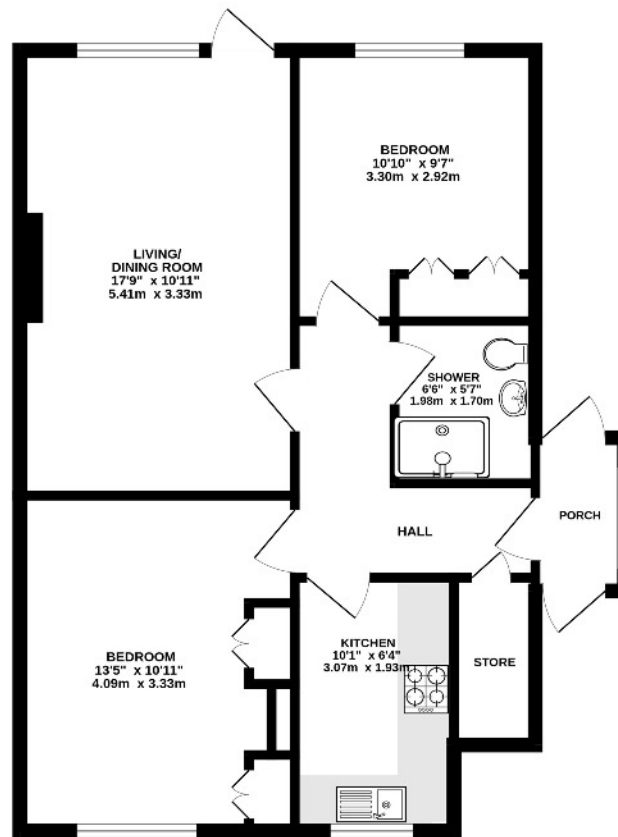
The accommodation briefly comprises; private entrance porch and door, living/dining room with direct access to the garden, modern kitchen with a range of eye and base level units with an integrated oven and hob, fridge freezer and space for further appliances.

There are two double bedrooms each having fitted wardrobes, and both served by a well-appointed shower room.

Outside to the rear, there is a private south facing garden with a patio adjacent to the property which is covered by an electric sun canopy, with a lawn area and mature shrub borders. There is also a useful shed for storage.

It is very conveniently located for shops and amenities being just a short level walk from Banstead High Street, opposite the green open spaces of Lady Neville Recreation Ground and Banstead Cricket Club.





GROUND FLOOR GARDEN FLAT

### Cheviot Close, Banstead

INTERNAL FLOOR AREA (APPROX.) 650 sq ft/ 60.4 sq m

Garden extends to 55' (16.76m) approx.

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 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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