



Substantial family home within moments of the High Street

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# Garden Close Banstead SM7 2QB

Banstead Village within a short walk  
London by rail 40 minutes from Banstead  
or change at Sutton 25 minutes  
M25 (Junction 8) 5 miles  
*All times and distances are approximate*

Positioned in this quiet tree lined cul-de-sac within moments of Banstead High Street, this spacious five bedroom semi-detached family home holds excellent potential for further enhancements.

- | Hallway
- | Sitting Room
- | Dining Room
- | Kitchen
- | Breakfast Room
- | Office - Study
- | Downstairs Shower Room with WC
- | Garage
- | Five Bedrooms
- | Family Bathroom with Jacuzzi
- | Shower Room with WC
- | Converted Loft
- | Garden
- | Off Street Parking

Price £790,000

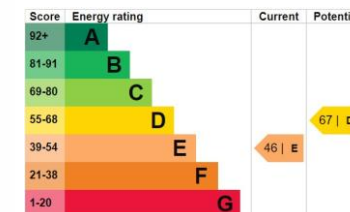
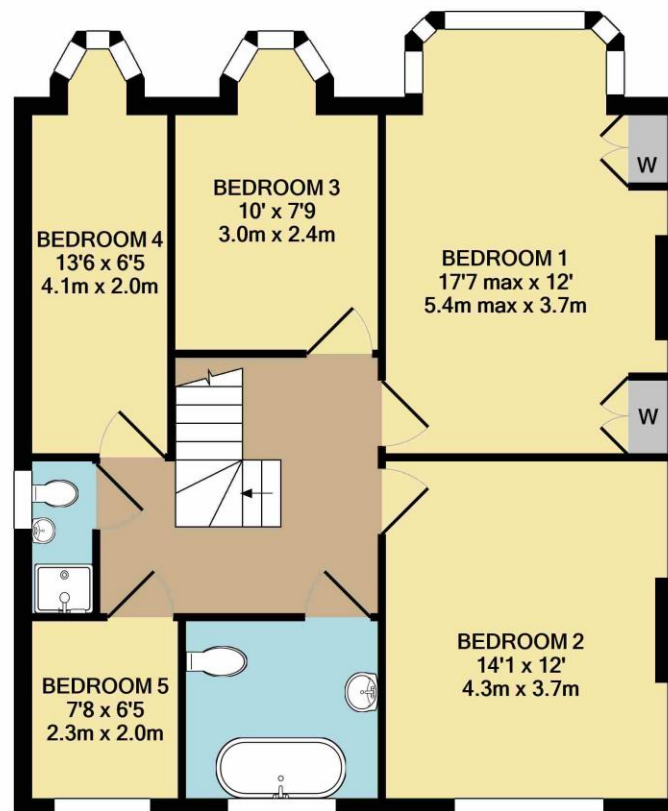
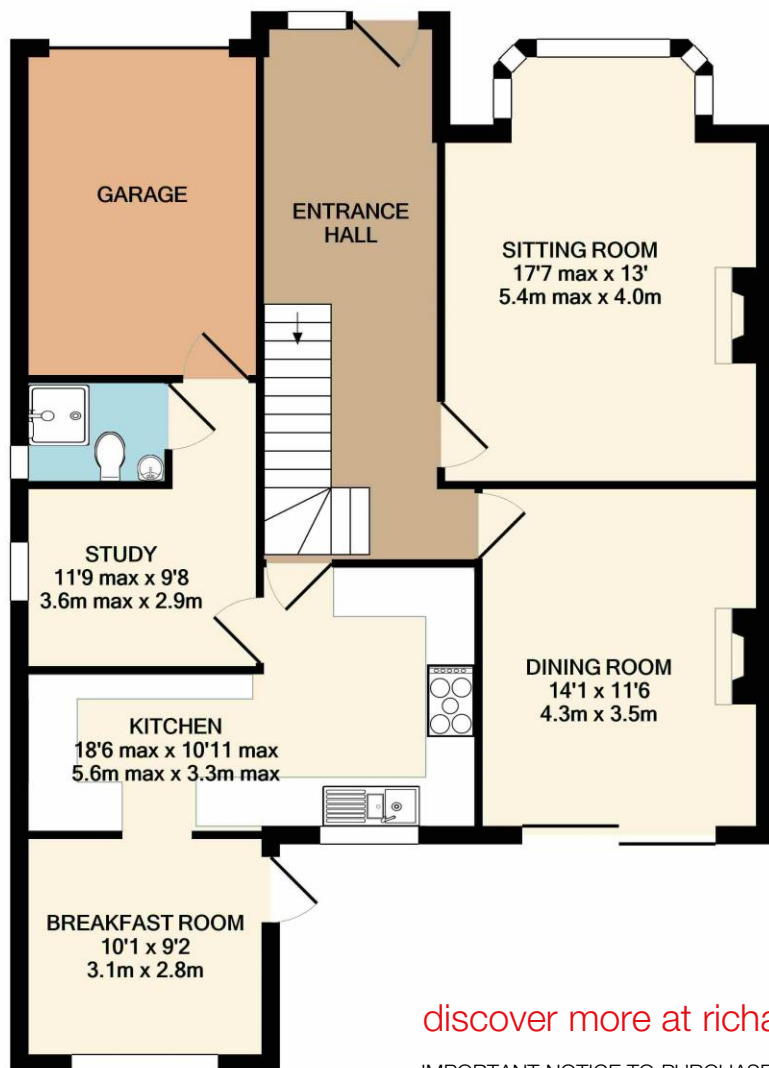




Garden Close is an established, tree lined cul-de-sac within moments of excellent local amenities of Banstead High Street including Marks & Spencer Simply Food, Waitrose Supermarket and a number of quality independent shops and cafés. Banstead Station is accessible with a faster rail service to London available from Sutton. The A217 provides fast access to the M25 at Junction 8 (Reigate Hill). This part of the Surrey Downs has a great choice of schooling including several in Banstead, Sutton and Cheam as well as various venues for sports, leisure and cultural pursuits, including nearby Cuddington Golf Club, Epsom Downs Race Course and the open spaces of Banstead Downs; perfect for a picturesque walk.

This attractive semi-detached house offers flexible family accommodation, it has been maintained to a good standard and is well-presented throughout. There is a naturally illuminated kitchen leading onto a breakfast room with access to a private raised patio area; overlooking the mature private garden, an office – study, sitting room with bay window, dining room with original tiled fireplace and a downstairs shower room with WC. All five bedrooms are on the first floor with a family bathroom featuring a Jacuzzi bath and another shower room with WC. Accessed by a loft ladder, the loft has been fully converted including heating and parquet flooring and it has built in storage, it would be perfect as a playroom for older children. The property is offered to the market with no onward chain and a viewing is highly recommended to avoid disappointment.

Five Bedrooms | Attractive Parquet Flooring | Generous Breakfast Room | Air Conditioning Servicing the Lounge and Principal Bedroom | Views of London from the Second Bedroom | Two Shower Rooms with WC | Double Glazing throughout | Ample Amount Of Off Street Parking | Within Moments Of Banstead High Street | Integrated Garage | No Onward Chain



**TOTAL FLOOR AREA**  
1811 SQ FT / 168.2 SQ M

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**IMPORTANT NOTICE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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