



Spacious family home in a sought after road

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Higher Drive Banstead SM7 1PF

Banstead Station within 5 minutes' walk
London Victoria by rail 40 minutes
Banstead Village 1 mile
Cheam Village and Station 2 miles
M25 (Junction 8) and A3 (Tolworth) 5 miles
All times and distances are approximate

Perfectly situated in this quiet tree lined road within reach of Banstead village and station, a delightful detached house with beautiful, secluded gardens of some 0.74 acres. Exceptionally well maintained, the house now offers potential for enhancing and further extension in this sought-after Banstead location.

- | Entrance Hall
- | Cloakroom
- | Sitting Room
- | Dining Room
- | Drawing Room
- | Kitchen - Breakfast Room
- | Utility Room
- | Six Bedrooms
- | Bathroom
- | Shower Room
- | Large Private Garden
- | Garage
- | Off Street Parking

Price £1,450,000



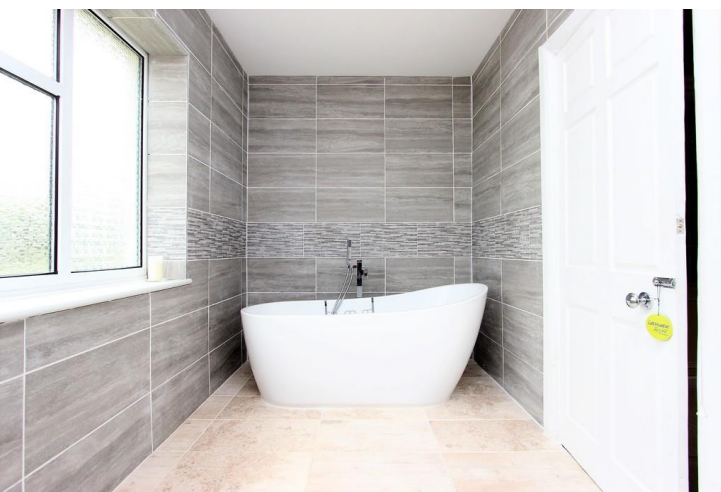


This attractive location is within a few minutes' walk of Banstead Station with its regular services to London Victoria. Banstead Village is within walking distance, or within a short drive and offers excellent local shopping including Waitrose and Simply Food. Cheam Village, Ewell and Epsom are also easily reached. Nearby the A240 and A217 give arterial access to the A3 and M25 respectively enabling fast road travel to central London and both Heathrow and Gatwick airports. This part of the Surrey Downs has a great choice of schooling including several in Banstead, Sutton and Cheam as well as many venues for sports, leisure and cultural pursuits, including nearby Cuddington Golf Club, DW Fitness Centre and the open spaces of Banstead Downs.



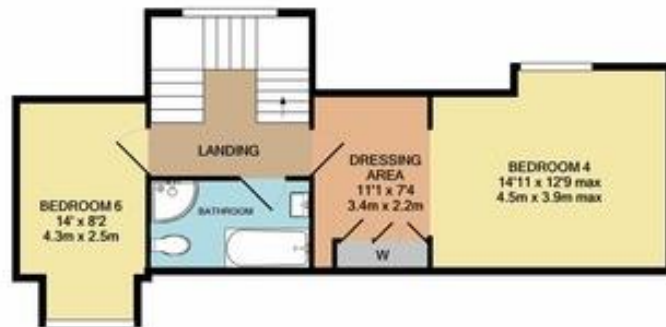
Individuality and character often go hand-in-hand and none more so with this delightful, detached family house in a highly sought-after road backing a small woodland and open fields. This attractive home offers bright and airy accommodation throughout and is positioned on a generous plot with a stunning south - westerly facing mature garden. The ground floor has a kitchen - breakfast room and three substantial reception rooms, the main of which is a spacious double-aspect sitting room with a feature open fire. Upstairs benefits from six good sized bedrooms and three bath/shower rooms. The carriage driveway has ample space for a number of cars and the garage provides excellent storage and potential for further extension with the necessary approval.

Handsome Detached Family Home | Six Bedrooms Arranged Over Three Floors | Spacious Double Aspect Sitting Room With Feature Open Fire | Carriage Driveway With Electric Gates | Original Parquet Flooring In Most Of The Ground Floor | Excellent Potential To Extend (STPP) | Ample Amount Of Off Street Parking | Large South/Westerly Facing Landscaped Garden | Within Moments Of Banstead Mainline Station | Integrated Garage





TOTAL FLOOR AREA
3661 SQ FT / 340.1 SQ M



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 58 D | 68 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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