



A period property with untold potential

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# Brighton Road Banstead SM7 1BA

Banstead Village 0.5 mile  
London by rail 40 minutes from Banstead  
or change at Sutton 25 minutes  
M25 (Junction 8) 5 miles  
*All times and distances are approximate*

A well-presented period property with excellent potential and within easy reach of Banstead High Street and the open spaces of Nork Park. Having a gorgeous wrap-around garden, off street parking and a garage makes this property a must-see.

- | Hallway
- | Sitting Room
- | Dining Room
- | Kitchen
- | Three Bedrooms
- | Family Bathroom
- | Garage
- | Off Street Parking
- | Private Garden

Price £619,000







Convenient village location, within a short walk to the High Street with restaurants and shops including Marks and Spencer Simply Food and Waitrose Supermarket. There is an excellent choice of schooling in this vicinity and the open spaces of Nork Park and Lady Neville Recreation Ground with Park Café are also nearby. There are bus services from the village to neighbouring towns including Epsom, Sutton and Reigate.

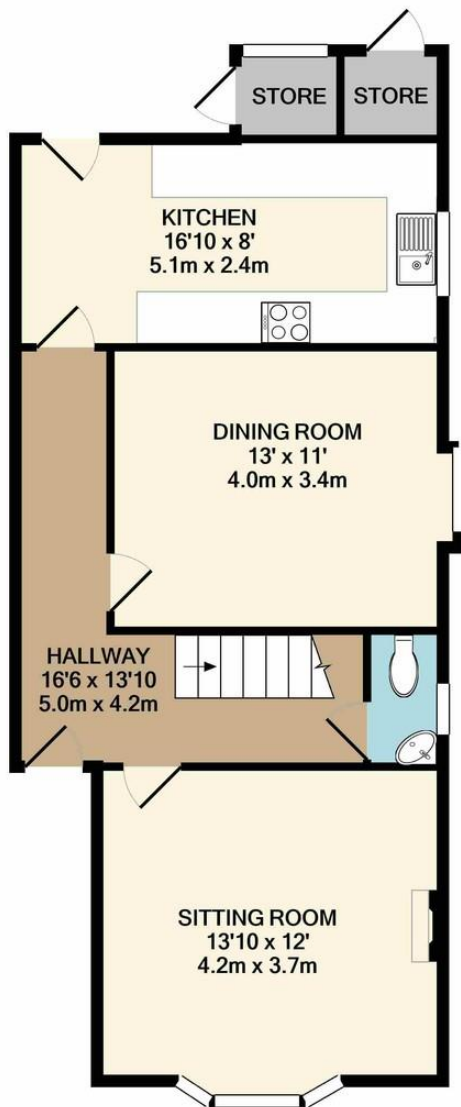
A rare opportunity to purchase this detached Edwardian home which offers a wealth of original features throughout. This individual and attractive detached house offers flexible accommodation combining character features and spacious living with great effect. The three bedroom interior and generous reception rooms provide ideal family spaces. The fitted kitchen has doors leading to a private mature garden which encompassed the property, perfect for entertaining. A viewing is highly recommended to avoid disappointment.



Three Generous Bedrooms | Close To An Array Of Local Schools | Spacious Sitting Room | Wealth Of Original Features | Mature Private Garden | Excellent Storage Throughout | Within Easy Reach Of Banstead High Street | Downstairs Cloakroom | Excellent Potential For Further Enhancements | Garage With Parking In Front







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   c
55-68	D		
39-54	E		
21-38	F	37   F	
1-20	G		

**TOTAL FLOOR AREA**  
1201 SQ FT / 111.6 SQ M

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Viewing  
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a viewing appointment

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