



A charming bungalow backing Cuddington Golf Course with excellent potential

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# Banstead Road Banstead SM7 1QH

Banstead Village 2 miles  
London by rail 40 minutes from Banstead  
or Ewell East Stations  
M25 (Junctions 7 or 8) 5 miles  
*All times and distances are approximate*

A rare opportunity to acquire a three bedroom detached bungalow backing Cuddington Golf Course, offering excellent potential for further enlargement. Set back from this popular road, the property is well-proportioned and boasts a stunning rear garden.

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

Price £800,000





Situated on this prestigious road, the property backs directly onto Cuddington golf course. Banstead and Ewell East Stations are both easily accessible, the latter providing a fast rail service to London. Banstead, Epsom and Sutton are all readily accessible by road and the M25 can be reached at either Junction 8 (Reigate Hill) or Junction 9 (Leatherhead).



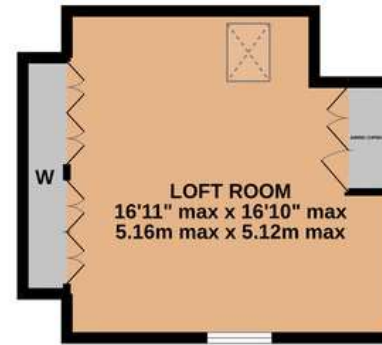
This delightful, detached bungalow is positioned proudly on the highly sought-after Banstead Road and comes to the market in a well-presented condition with plenty of potential for further enhancement. This three bedroom property is bright and spacious and has a well-thought out layout. The garden backs directly onto Cuddington Golf course and is both private and secure, perfect for entertaining family and friends. An internal viewing is highly recommended to see this properties possibilities.

Three Bedrooms | Mature Garden Backing Cuddington Golf Course | Carriage Driveway Parking For a Number Of Cars | Detached Garage | Excellent Potential To Extend (STPP) | Sought After Location | Within Easy Reach Of Banstead Mainline Station | No Onward Chain





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		



TOTAL FLOOR AREA  
1614 SQ FT / 149.9 SQ M

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Viewing  
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a viewing appointment

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