



**Grange Gardens, Banstead**

Guide Price **£700,000**





## Grange Gardens

### Banstead

Charming 3-bed bungalow in Banstead. No Onward Chain & large plot. Huge potential for loft extension (STPP). Spacious reception, double garage, large garden, near amenities, schools & Banstead Downs. Ideal family home.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- No Chain
- Single Level Living
- Three Good Sized Airy Bedrooms with Storage
- Huge Potential for Loft Extension (STPP)
- Large Reception
- Porch & Hallway
- Integral Double Garage and Ample Off-Street Parking
- End of Quiet Cul-De-Sac
- Private Patio & Large Secluded Garden
- Walk or Bus to Banstead High Street Shops & Schools



Cairds is pleased to present this charming 3 bedroom bungalow with No Onward Chain and located on a large plot at the end of a quiet cul-de-sac near Banstead High Street. At present the accommodation is laid out as single-level living but there is lots of scope for a loft extension as per the neighbouring properties (STPP). The property boasts a welcoming porch and hallway leading through to a spacious reception area combining sitting and dining spaces with access to the rear garden, providing a perfect setting for family gatherings or entertaining and a fully fitted kitchen. There are three generously sized bedrooms, each flooded with natural light and featuring ample storage space and a generous bathroom with walk-in shower. An integral double garage enhances practical convenience and there is ample additional off-street parking for 3/4 cars.

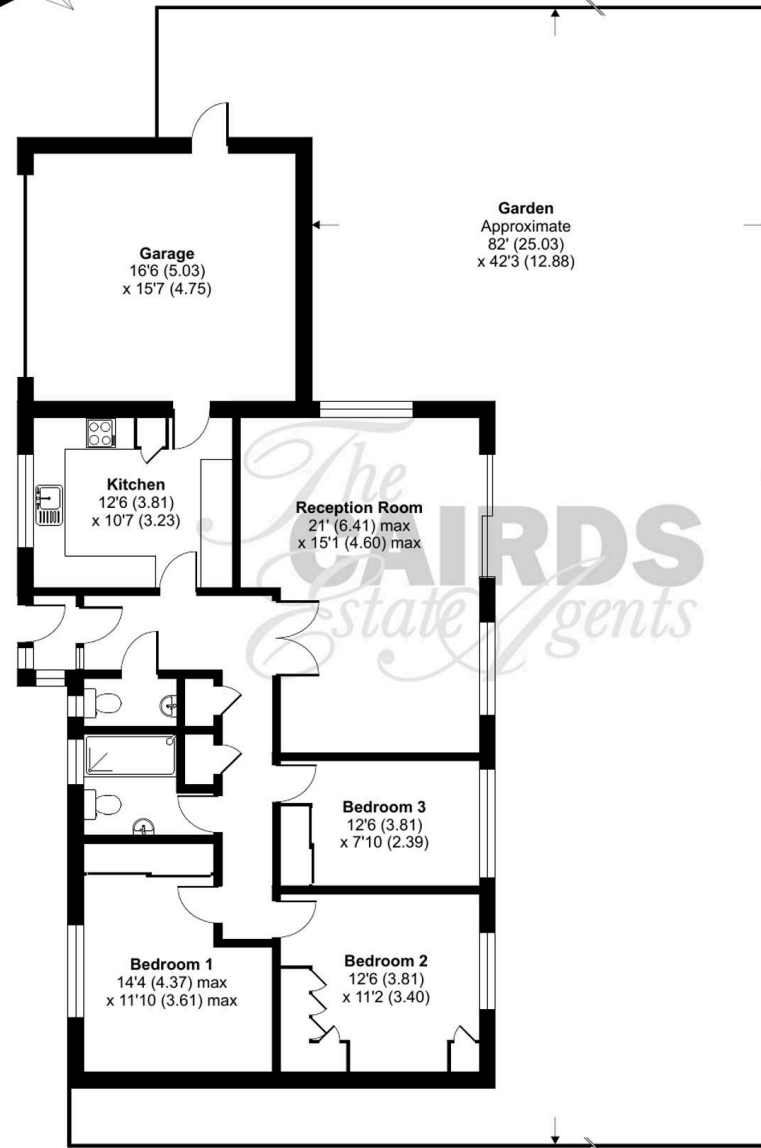
Step outside to discover a private patio and garden, ideal for relaxing in a serene outdoor setting. The property is set back from the roadside and there are various planters bordering the driveway. Additionally, there is a footpath to Banstead Downs directly behind the property, a handy access for walks with the family and dogs. It is also only a short walk to Banstead Prep School, train station and the wonderful shops and library in Banstead Village.

Presented chain-free, this property represents a rare opportunity for a long-term family home and, in our opinion, one that warrants an immediate viewing!

# Grange Gardens, Banstead, SM7

Approximate Area = 1068 sq ft / 99.2 sq m  
Garage = 255 sq ft / 23.7 sq m  
Total = 1323 sq ft / 122.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Cairds. REF: 1166799









## Cairds The Estate Agents

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