



Characterful bungalow with untold potential in a village location.

exclusive to

SAUNDERS

richardsaunders.co.uk

Heath Close Banstead

Banstead Village 1/4 mile
London by rail 40 minutes
or change at Sutton 25 minutes
M25 (Junction 8) 5 miles
All times and distances are approximate

On the edge of the village and secluded in its own private plot, is this 1930's detached bungalow, full of traditional character and a wealth of potential to refurbish and extend.



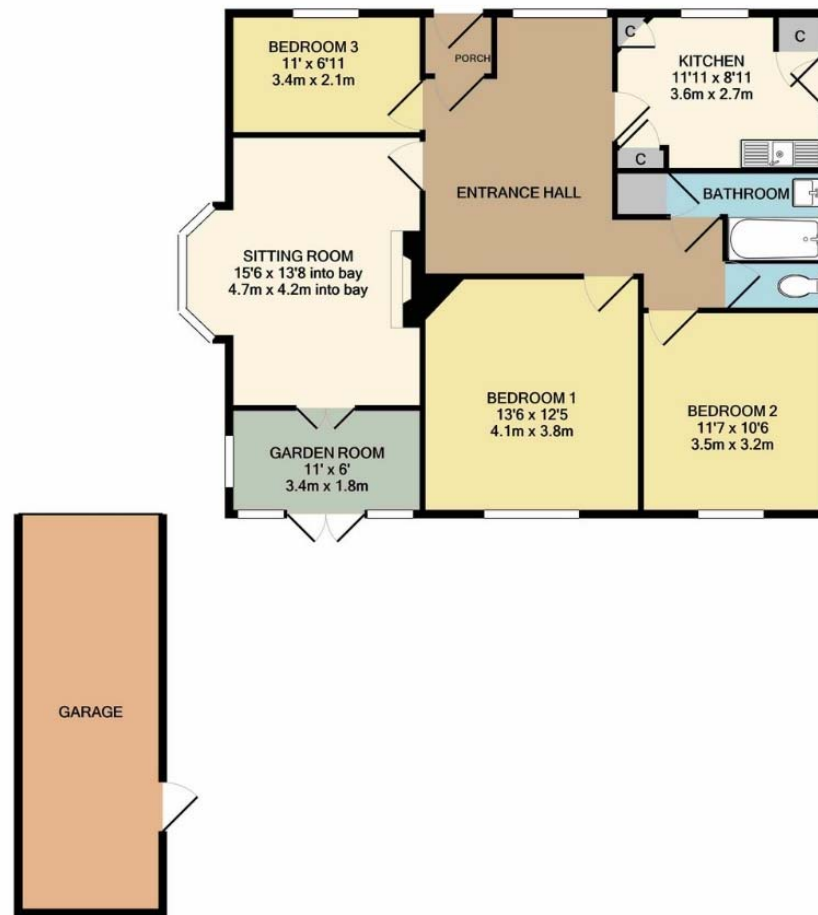
- Hallway
- Sitting Room
- Three Bedrooms
- Kitchen
- Bathroom
- Cloakroom
- Garage
- Private Garden
- Off Street Parking



Situated on the edge of the village, this property is situated within catchment areas of a selection of excellent schools and moments from the bustling Banstead High Street with many shops, cafes and restaurants as well as a Waitrose supermarket and M&S Simply Food. Nearby Sutton and Epsom are within easy reach, both offering variety for shopping, leisure and cultural facilities and mainline rail services to London. The M25 at Reigate Hill (J8) is some 15 minutes drive away. The location is also just a short walk from the open spaces of Banstead Downs.

Located within this popular cul-de-sac on the edge of the village is this three bedroom, detached bungalow which requires refurbishing throughout. The property retains the character you would expect of its era with a wealth of original features and the spacious plot is very secluded in its mature, verdant gardens giving you ample room to extend the property (STPP).

Spacious Reception Hallway | Dual Aspect Sitting Room | Ample Amount Of Off Street Parking | Detached Garage | Quiet Cut -De-Sac Location | Within Easy Reach Of The Village | Excellent Potential To Extend (STPP) | Generous Plot | No Chain |



TOTAL APPROX. FLOOR AREA 1165 SQ.FT. (108.2 SQ.M.)
Made with Metropix ©2020

[see more at richardsaunders.co.uk](http://richardsaunders.co.uk)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E			
(21-38) F		27	
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing
Please call us to arrange
a viewing appointment

1 Waterhouse Lane
Kingswood
01737 360000

2 High Street
Banstead
01737 363333

Residential Lettings
All Areas
01737 370700

SAUNDERS

richardsaunders.co.uk