



An ideal family space in a desirable location within a tree-lined avenue

exclusive to

SAUNDERS

richardsaunders.co.uk

Picquets Way Banstead SM7 1AB

Banstead Village less than a 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

Perfectly located in this quiet tree lined road and within easy reach of Banstead High Street, this well presented detached family home with a secluded, mature garden and open planned kitchen/breakfast room is both bright and spacious and well situated close to the Beacon School.

- | Hallway
- | Sitting Room
- | Dining Room
- | Kitchen
- | Breakfast Room
- | Four Bedrooms
- | Family Bathroom
- | Two En-suites
- | Garden Room/Office
- | Off Street Parking
- | Garden

Price £800,000

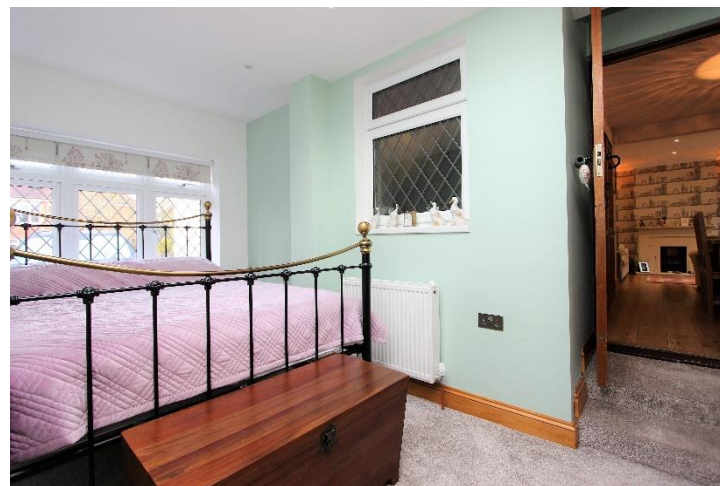




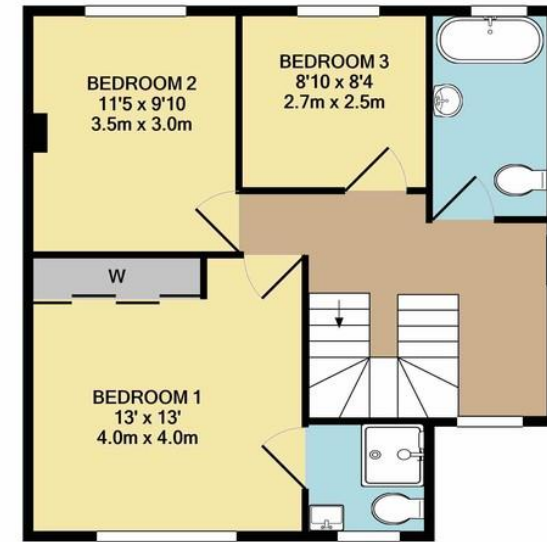
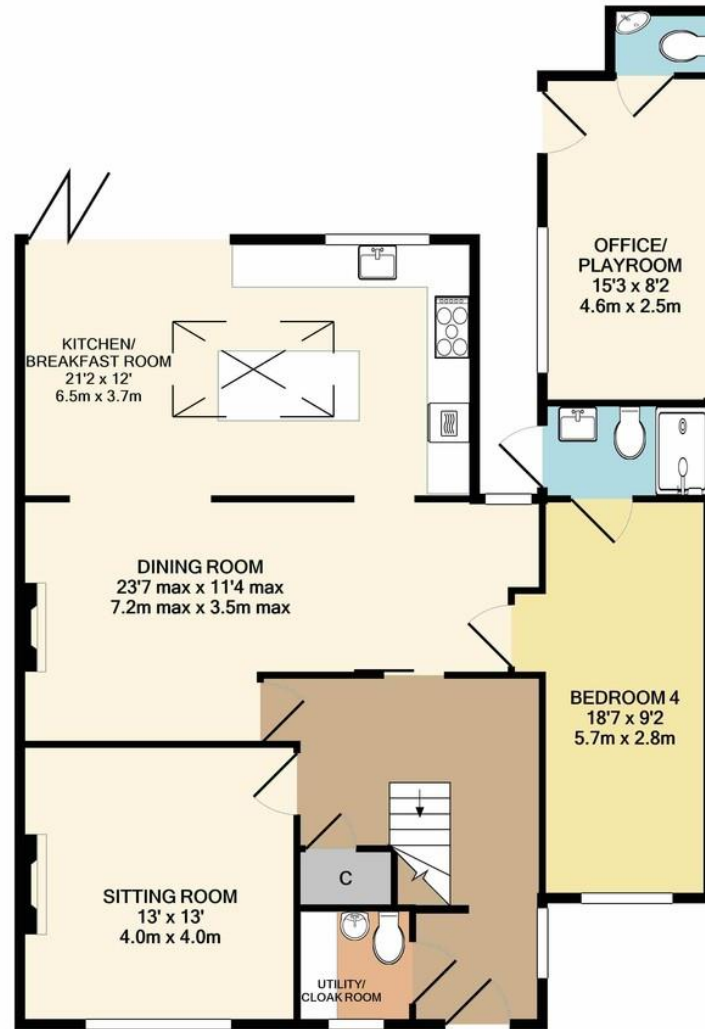
This tree-lined avenue leads to the open spaces of Nork Park and provides a desirable location with excellent accessibility. Within walking distance, Banstead Village has over a hundred shops, cafes and restaurants as well as a choice of schooling. The A217 gives an arterial route to London and to the M25 motorway at Reigate (junction 8), bringing both Gatwick and Heathrow airports within easy reach. Banstead Station is around a mile away.

This individual and attractive detached house offers flexible accommodation throughout. Refurbished over recent years, the house is beautifully presented throughout, combining character features and contemporary finishes with great effect. The four bedroom interior provides ideal family spaces that includes a stunning, open planned and fully integrated kitchen with bi-folding doors leading to a private mature garden. A viewing is highly recommended to avoid disappointment.

Detached Family Home | Stunning Kitchen / Diner With Bi-folding Doors | Ample Amount Of Off Street Parking | Modern En-Suite To Master Bedroom | Mature Private Garden | Home Office/Study with Cloakroom | Downstairs Cloakroom/Utility Room | Close To Local Schools | Well Presented Throughout



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



TOTAL FLOOR AREA
1731 SQ FT / 160.8 SQ M

[discover 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.

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