



Price

£675,000

Freehold

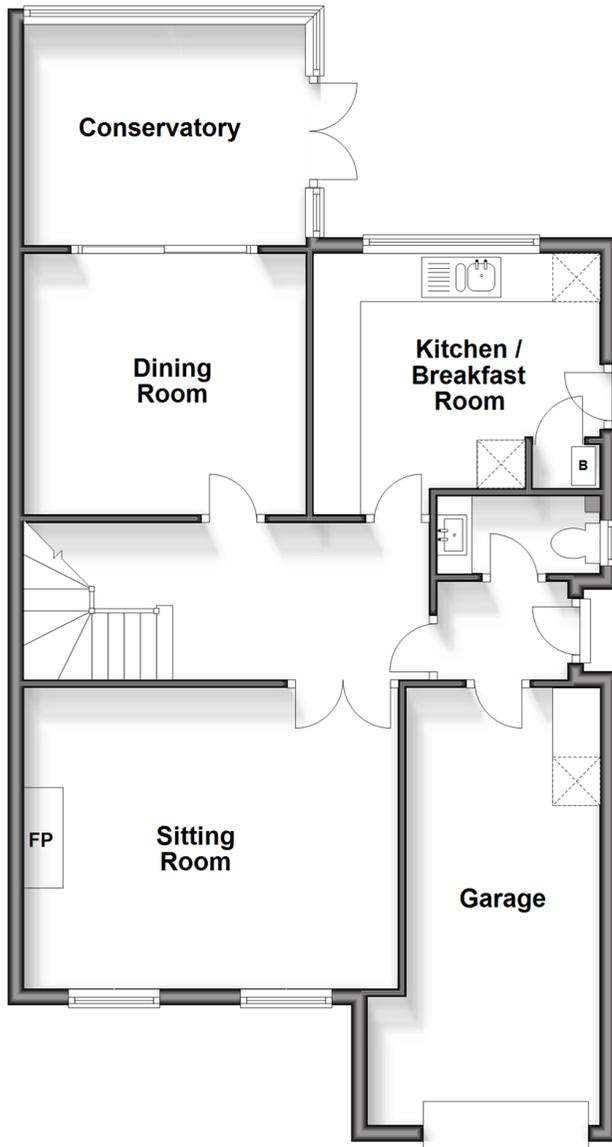
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CPR Certificate Not Signed High Beeches, Banstead,
Surrey, SM7

cubitt & west
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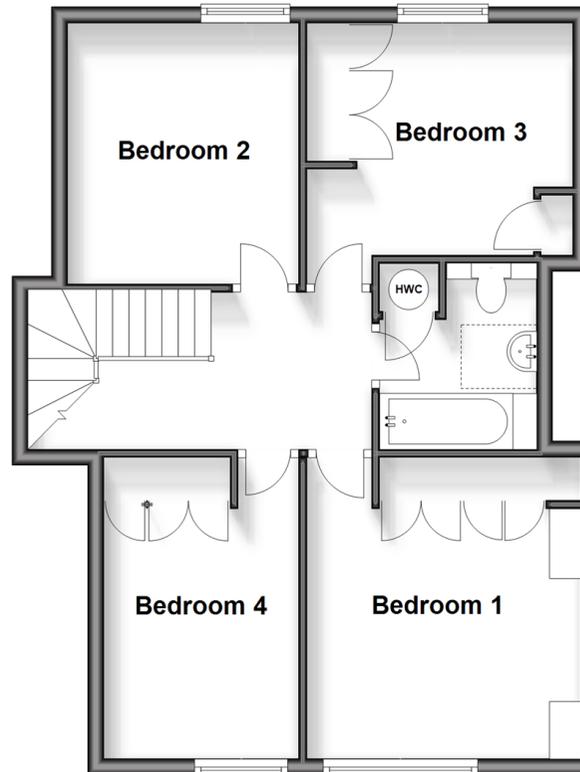
Ground Floor

Approx. 82.1 sq. metres (883.2 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Lobby

Cloakroom

Sitting Room: 15'8 x 12'4 (4.78m x 3.76m)

Dining Room: 11'7 x 10'1 (3.53m x 3.08m)

Conservatory: 12'0 x 9'5 (3.66m x 2.87m)

Kitchen/Breakfast Room: 12'0 x 10'1 (3.66m x 3.08m)

FIRST FLOOR

Landing

Bedroom 1: 12'2 x 11'3 (3.71m x 3.43m)

Bedroom 2: 10'10 x 9'6 (3.30m x 2.90m)

Bedroom 3: 11'11 x 9'8 (3.63m x 2.95m)

Bedroom 4: 12'2 x 8'1 (3.71m x 2.47m)

Bathroom

OUTSIDE

Front Garden

Integral Garage: 17'1 x 8'8 (5.21m x 2.64m)

Rear Garden



Main features

- Detached house with a secluded sunny garden
- Separate kitchen with stylish units leading to a beautiful rear garden
- Convenient property with ample storage and built in wardrobes
- Ample parking with garage and spacious driveway
- In a convenient location in walking distance to two Train Stations



Nearest Schools

Primary Schools: Warren Mead Junior School 0.5 miles, St Anne's Catholic Primary 1.6 miles, Banstead Community Junior School 1.6 miles

Secondary Schools: Epsom College 0.9 miles, The Beacon



Transport Information

Train Stations: Banstead 0.6 miles, Epsom Downs 0.6 miles, Ewell East 1.4 miles

Underground Morden 5.3 miles, South Wimbledon 6.2 miles, Wimbledon 6.5 miles



Address

High Beeches, Banstead, Surrey, SM7



Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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