



**Price**

**£675,000**

**Freehold**

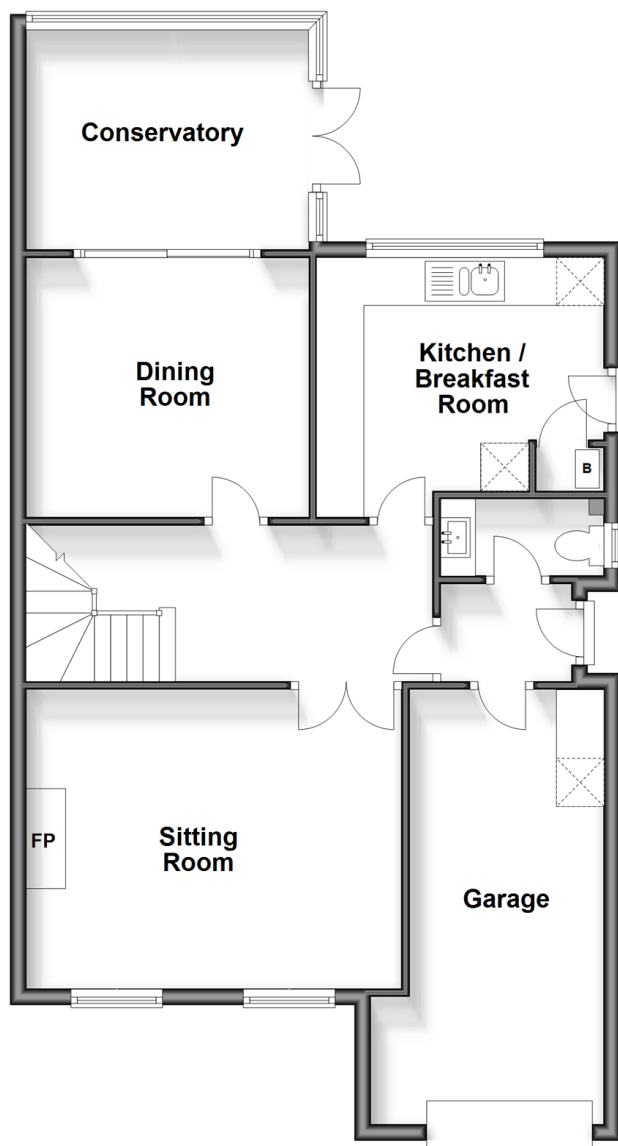
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High Beeches, Banstead,  
Surrey, SM7

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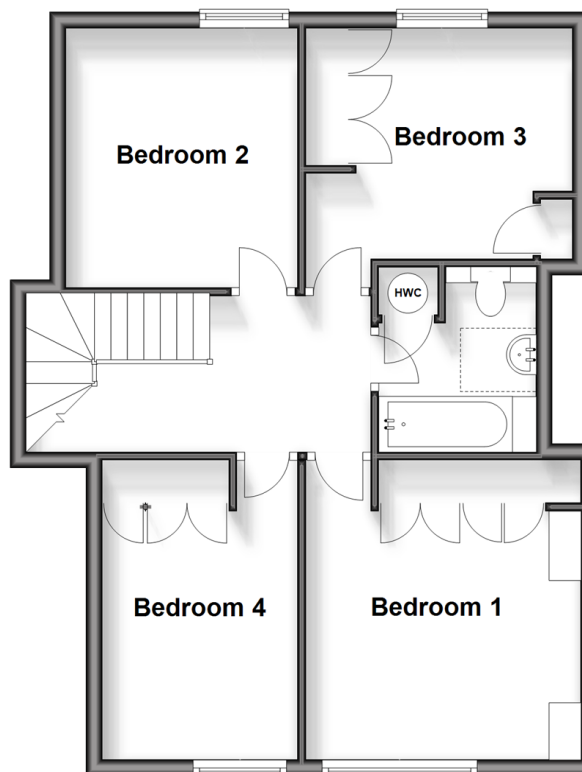
## Ground Floor

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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Call Banstead Branch 01737 352233 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ 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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