



Price
£700,000

Freehold

4x  2x  3x 

**Warren Road, Banstead,
Surrey, SM7**

cubitt&west
Helping you move forwards



Main features

- Detached House located on a popular tree lined road
- Close to exceptional schools
- Extended subject to planning permission
- Spacious throughout
- Walking distance to Epsom Downs Station

Accommodation

GROUND FLOOR

Entrance Hall
 Dining Room: 14'0 x 11'9 (4.27m x 3.58m)
 Lounge: 20'0 x 14'9 (6.10m x 4.50m)
 Breakfast Room: 21'1 x 9'8 (6.43m x 2.95m)
 Utility Room: 11'9 x 5'1 (3.58m x 1.55m)
 Bathroom

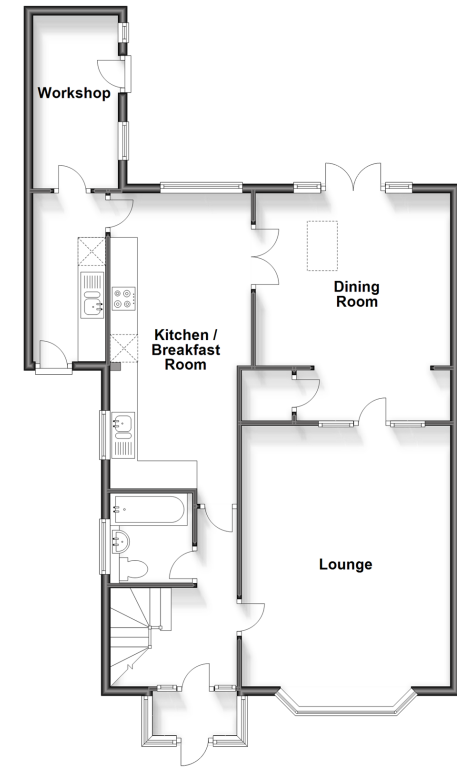
FIRST FLOOR

Landing
 Bedroom 1: 12'8 x 8'9 (3.86m x 2.67m)
 Bedroom 2: 10'0 x 8'8 (3.05m x 2.64m)
 Bedroom 3: 13'0 x 8'8 (3.97m x 2.64m)
 Bedroom 4: 9'5 x 5'7 (2.87m x 1.70m)
 Bathroom

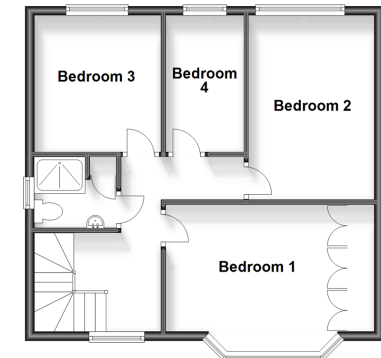
OUTSIDE

Driveway
 Workshop
 Rear Garden

Ground Floor
 Approx. 94.7 sq. metres (1019.6 sq. feet)



First Floor
 Approx. 51.1 sq. metres (550.5 sq. feet)



Call Banstead - 01737 352233 ■ 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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