



Guide Price
£750,000

Freehold

4x  1x  1x 

**Woodgavil, Banstead,
Surrey, SM7**

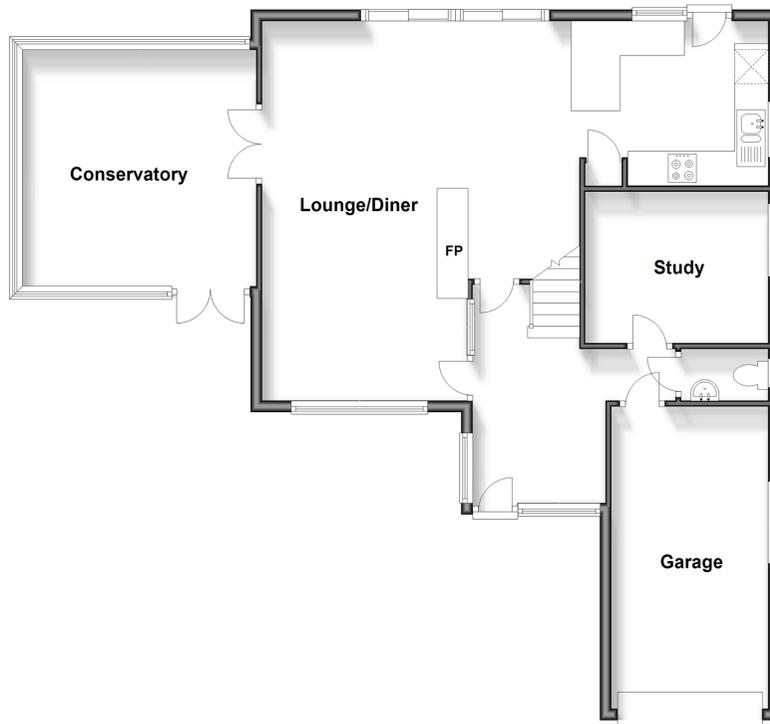
OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards

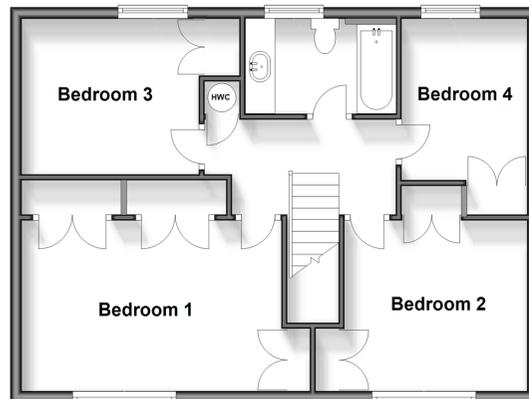
Ground Floor

Approx. 96.6 sq. metres (1039.7 sq. feet)



First Floor

Approx. 59.0 sq. metres (634.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Study: 10'9 x 8'7 (3.28m x 2.62m)

Lounge/Diner: 21'5 x 18'6 (6.53m x 5.64m)

Kitchen: 10'9 x 9'3 (3.28m x 2.82m)

Conservatory: 13'5 x 13'5 (4.09m x 4.09m)

FIRST FLOOR

Landing

Bedroom 1: 15'1 x 9'11 (4.60m x 3.02m)

Bedroom 2: 10'6 x 8'10 (3.20m x 2.69m)

Bedroom 3: 10'9 x 9'11 (3.28m x 3.02m)

Bedroom 4: 9'3 x 7'6 (2.82m x 2.29m)

Bathroom

OUTSIDE

Front Garden

Rear Garden

Garage

Driveway



Main features

- Detached home with garage and driveway
- Sought after Cul-de-sac the heart of Banstead with enviable plot
- Stunning rear garden
- Great size rooms throughout, bonus study and integral garage
- Plenty of scope to put your own stamp on and extend STPP
- Minutes from Banstead Village and great schools



Nearest Schools

Primary Schools: Banstead Community Junior School 0.3 miles, St Anne's Catholic Primary 0.5 miles, Warren Mead Junior School 0.6 miles

Secondary Schools: The Beacon School 0.3 miles, Epsom



Transport Information

Train Stations: Banstead 0.6 miles, Epsom Downs 1.1 miles, Tattenham Corner 1.5 miles



Address

Woodgavil, Banstead, Surrey, SM7



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:
	E(43)	B(32)

20109775/20240224/D1/MS