



A sought-after 'edge of the village' location

exclusive to

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# Garratts Lane Banstead SM7 2EA

A 5 minute walk to the village  
London by rail 50 minutes from Banstead  
or change at Sutton 25 minutes  
M25 (Junction 8) 5 miles

All times and distances are approximate

On the edge of the village and offering remarkable accessibility, this detached chalet bungalow benefits from a versatile interior layout and can provide up to four bedrooms with ample off-street parking to the front. The secluded gardens overlook Garton playing fields.

- | Porch
- | Hallway
- | Downstairs Cloakroom
- | Kitchen - Breakfast Room
- | Office
- | Sitting Room
- | Conservatory
- | Sun Room
- | Utility Room
- | Three Double Bedroom
- | En-Suite Shower Room
- | Family Shower Room
- | Garage
- | Off Street Parking
- | Private Garden

Price £900,000







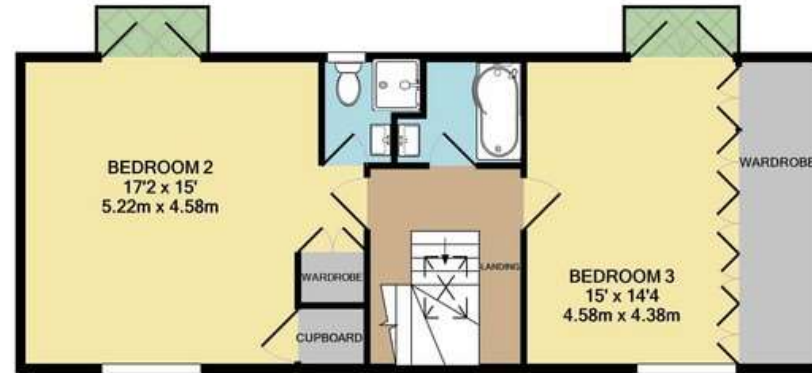
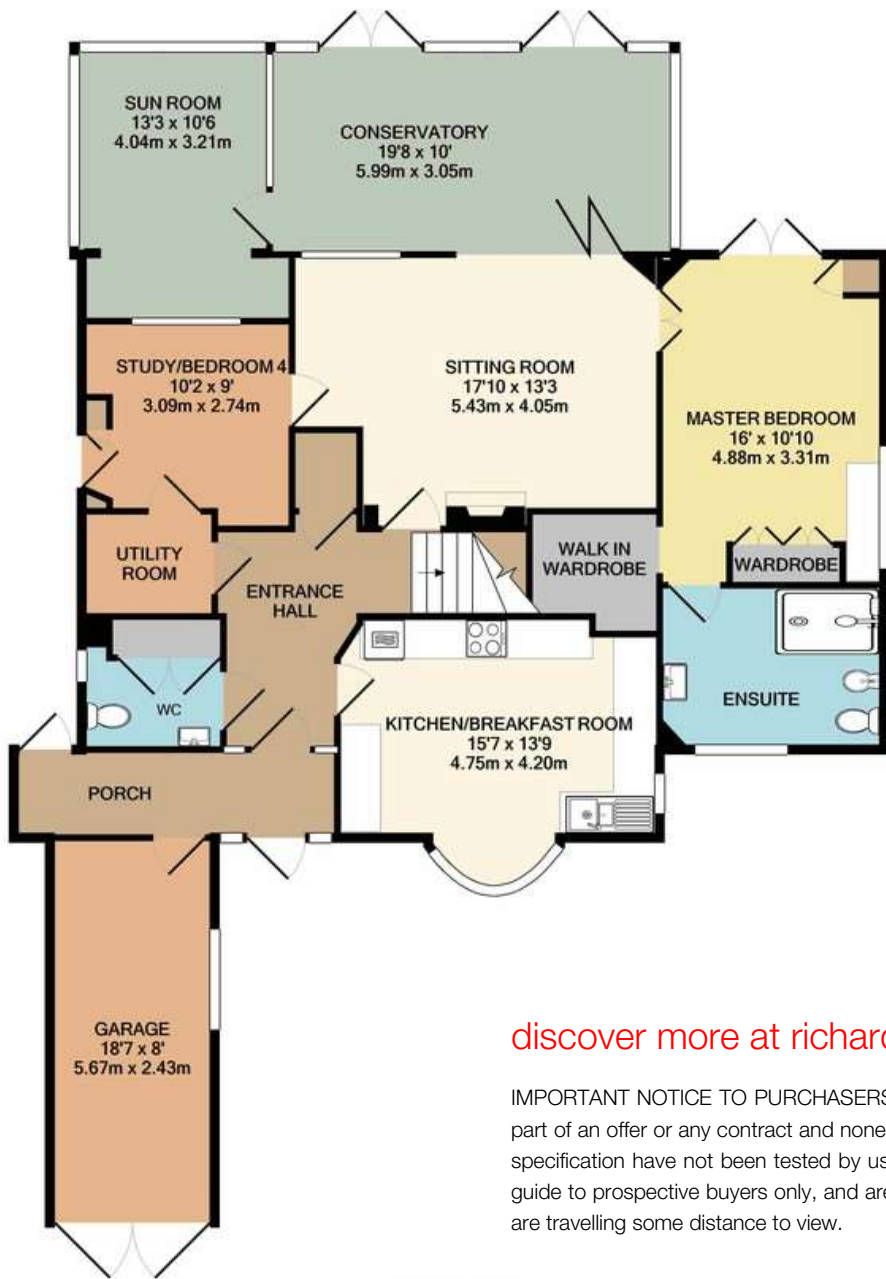
Located within a few hundred metres of Banstead Village, the property is within easy walking distance of the thriving local shopping centre including Marks & Spencer Simply Food and Waitrose Supermarket as well as an excellent choice of local independent shops. The larger centres of Sutton, Epsom and Reigate are within easy driving distance and the A217 gives fast access to the M25 at Junction 8 (Reigate Hill). This area is renowned for its choice of excellent schooling and access to the open spaces of Banstead Woods.

This individual and attractive detached chalet bungalow offers flexible accommodation. Refurbished by the current owners, the property is beautifully presented throughout, combining character features and contemporary finishes with great effect. The interior provides ideal family spaces that includes a stunning fully integrated kitchen - breakfast room, spacious sitting room and a conservatory with doors leading to a mature landscaped garden enjoying views overlooking the playing fields to the rear. A viewing is highly recommended to avoid disappointment.

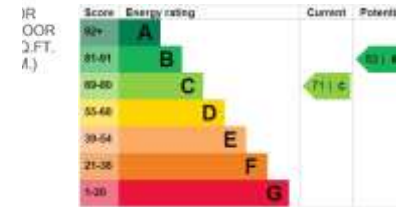


Three Generous Bedrooms | Contemporary Integrated Kitchen | Spacious Sitting Room With Contemporary Electric Flame Fire | Luxurious En-Suite To Principal Bedroom | Beautifully Refurbished Throughout | Excellent Storage Throughout | Ample Amount Of Off Street Parking | Directly Backing Garton Playing Fields | Central Village location | Excellent Accessibility





TOTAL FLOOR AREA  
2091 SQ FT / 194.3 SQ M



Tenure: Freehold  
Local Authority: Reigate & Banstead Borough Council  
Council Tax Band: F  
All mains services  
To the best of our knowledge on production of this brochure

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Viewing  
Please call us to arrange  
a viewing appointment

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