



A spacious maisonette in a central village location

exclusive to

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Cheviot Close Banstead SM7 2PD

Banstead Village a 5 minute walk
London by rail 40 minutes from Banstead
or change at Sutton 25 minutes
M25 (Junction 8) 5 miles
All times and distances are approximate

At the end of a quiet close and yet in the heart of Banstead Village, this sought-after ground floor maisonette has the advantage of direct access to its spacious and private rear garden, as well as the added benefit of off-street parking.

- | Porch
- | Hallway
- | Kitchen
- | Two bedrooms
- | Living - dining room
- | South-facing garden
- | Off-street parking

Price £385,000



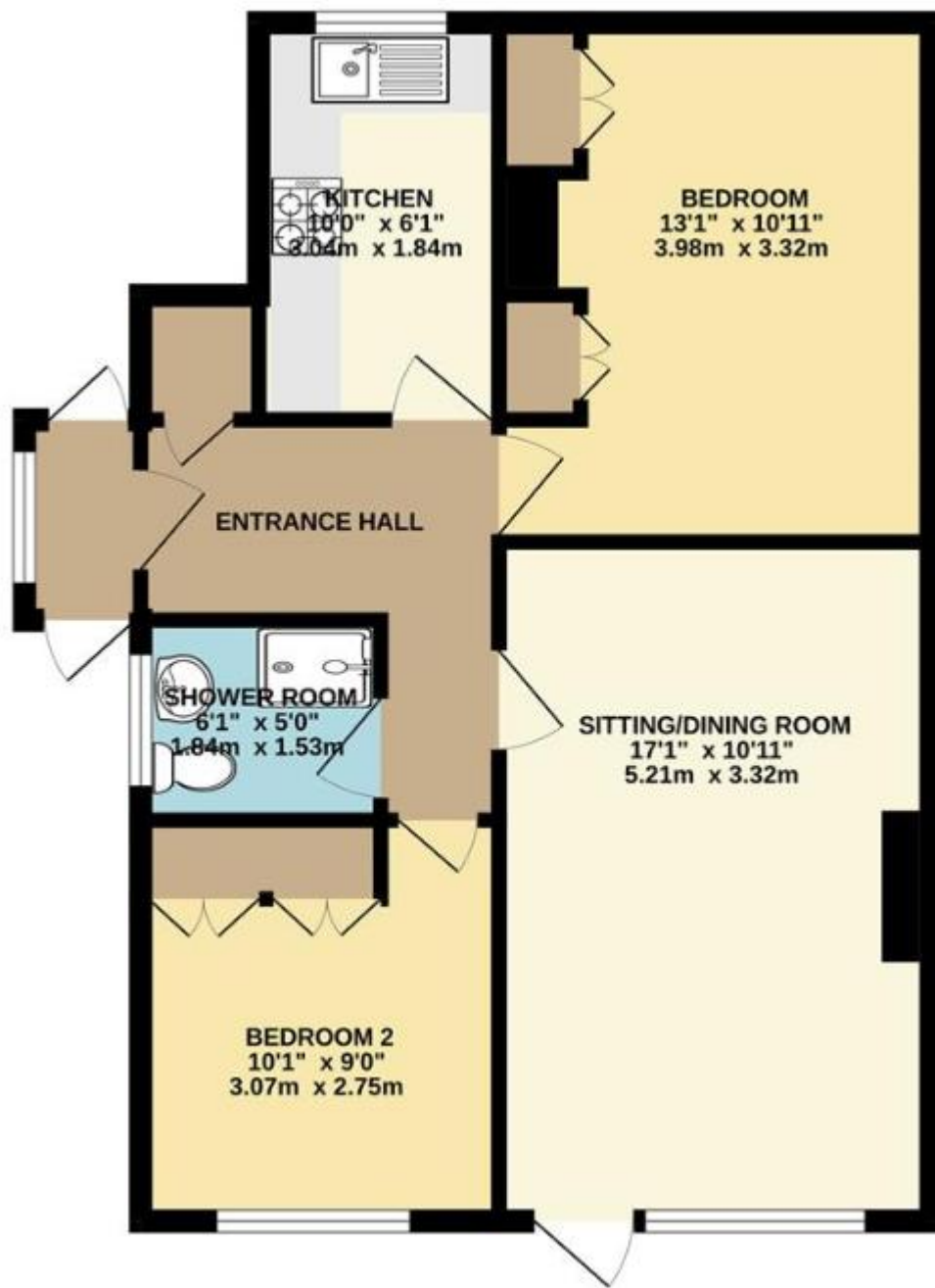


Tucked away at the end of this popular close, this generous ground floor maisonette offers bright, spacious accommodation and is ideal for those looking to live within a short walk of so many amenities. The property has been well-maintained throughout and includes gas central heating, double-glazing and a secluded private rear garden which can be accessed directly from the living room, it also benefits from a porch entrance and off-street parking.

This peaceful location opposite the Lady Neville Park is within a few minutes' walk of the High Street with its excellent shopping including Waitrose Supermarket and M&S Simply Food. There is also a choice of sought-after schools and nurseries within a short walk and nearby the A217 gives an arterial route to London and to the M25 at Reigate Hill (Junction 8). The village also offers much for social and leisure pursuits including many restaurants, cafes and the Woolpack pub.

South-facing private garden | Off-street parking | Central village location | Porch entrance | Two generous bedrooms with built in storage | Available with no onward chain | Double-glazing throughout | Positioned to the rear of a quiet cul-de-sac | Gas central heating | Electric canopy for the patio





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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 C | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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a viewing appointment

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