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Extended family living in an idyllic spot

exclusive to

**SAUNDERS**

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## South Drive Banstead SM7 3BQ

Banstead Village just over a mile  
London by rail 50 minutes from Banstead  
or change at Sutton 25 minutes  
M25 (Junction 8) 6 miles

All times and distances are approximate

This well-presented, extended family home comes to the market at the end of a quiet cul-de-sac and backs on to fields yet is still moments from transport links. With immediate potential to run a business from the property, this offers great lifestyle potential in addition to a desirable family home.

- | Entrance Hall
- | Sitting Room
- | Kitchen - Dining Room
- | Utility Room
- | Cloakroom
- | 4 Double Bedrooms
- | 3 Bathrooms, 2 of which en-suite
- | Plot of over 0.25 acres
- | Garage and Driveway Parking
- | Outbuildings including operational Cattery

Offers over £1,000,000







South Drive is a cul-de-sac of 19 properties within one and a half miles of Banstead Village. A bus service (166) is within walking distance of the property and provides regular services to Banstead, Epsom and Croydon. Banstead Village has excellent High Street shopping including Waitrose Supermarket and Marks and Spencer Simply Food, as well as numerous cafés and restaurants.

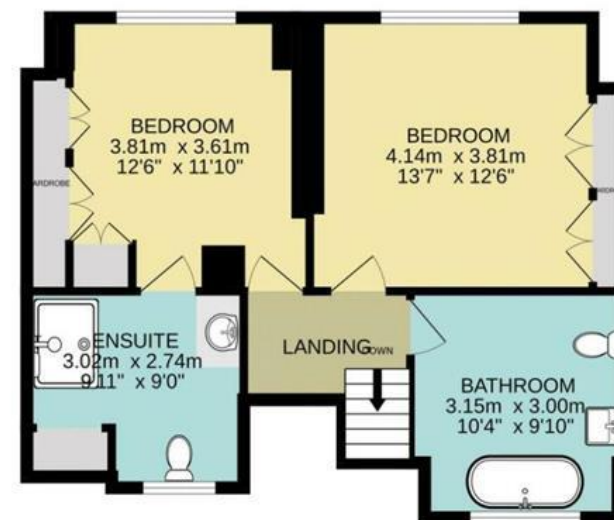
This extended chalet bungalow offers flexible accommodation in a generous plot in excess of 0.25 acre with a rear garden of some 127'. The four bedrooms and three bathrooms are situated across both floors with 2 double bedrooms benefitting from an en-suite shower room on the ground floor. The sitting room benefits from a wood burning stove and opens on to the open-plan kitchen - dining room that runs the width of the property with bi-fold doors leading to the rear garden. The utility room runs off the rear of the kitchen and provides access to the garage. The rear garden is well-landscaped and benefits from outbuildings including an operating cattery that could be taken over by the new owners, subject to usual consents.



Quiet cul-de-cac location | A current operating Cattery with potential for further business use | Beautifully finished open-plan kitchen extending to some 37' | 4 double bedrooms, 2 of which en-suite | Garage and drive with plenty of parking | Bi-fold doors to garden | Short walk to Oaks Park | End of chain | Numerous outbuildings | Gas-fired central heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA

2,239 SQ FT / 208 SQ M

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Tenure: Freehold

Local Authority: Reigate and 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  
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