



Beautiful family home directly backing onto Cuddington golf course

exclusive to

SAUNDERS

richardsaunders.co.uk

Higher Drive Banstead SM7 1PF

Banstead Station within 5 minutes' walk
London Victoria by rail 40 minutes
Banstead Village 1 mile
Cheam Village and Station 2 miles
M25 (Junction 8) and A3 (Tolworth) 5 miles
All times and distances are approximate

In one of Banstead more sought-after roads is this handsome detached house directly backing onto Cuddington golf course. The property boasts impressive family accommodation and features, and has untold potential. There is plenty of parking in addition to the garage. Banstead station is within walking distance.

- | Hallway
- | Downstairs Cloakroom
- | Sitting Room
- | Dining Room
- | Kitchen - Breakfast Room
- | Utility Room
- | Four Bedrooms
- | Family Bathroom
- | Garage
- | Carriage Driveway
- | 0.48 acre plot.

Price £1,400,000





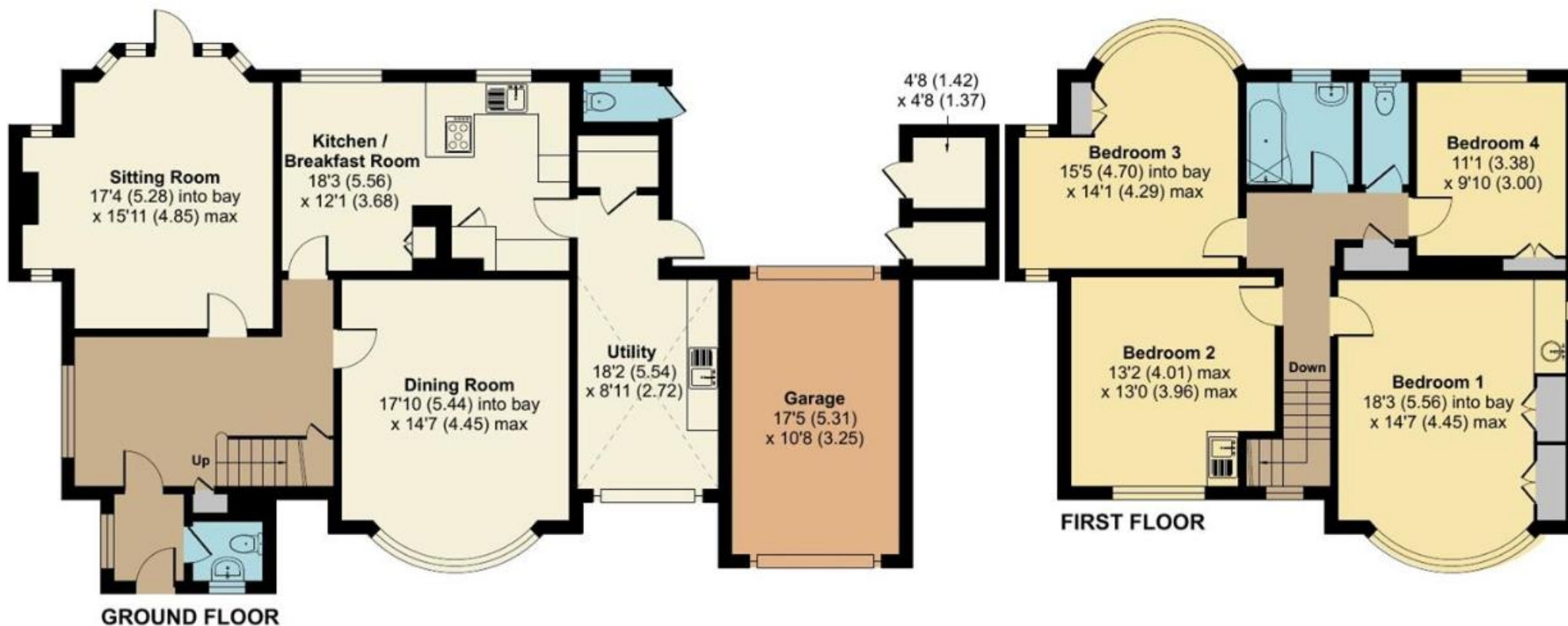
An excellent example of an original Higher Drive family home which was built in the 1930's and enjoys a favourable location backing directly onto Cuddington Golf Course, with a plot of just under half an acre, plus a broad frontage of some 100 ft'. The interior is bright and spacious throughout with a wealth of original features which include a stunning parquet floor covering most of the ground floor accommodation alongside wood panelling. There is excellent scope for extension on either side and to the rear (STPP) to enhance this well-located family home. There is ample parking in addition to the garage. A viewing is highly recommended to avoid disappointment.



This fantastic location is within a few minutes' walk of Banstead Station with its regular services to London Victoria. Banstead Village is within walking distance, or a short drive, and offers excellent local shopping including Waitrose and Marks & Spencer Simply Food. Cheam Village, Ewell and Epsom are also easily reached. Nearby the A240 and A217 give arterial access to the A3 and M25 respectively enabling fast road travel to central London and both Heathrow and Gatwick airports. This part of the Surrey Downs has a great choice of schooling including several in Banstead, Sutton and Cheam as well as various venues for sports, leisure and cultural pursuits, including nearby Cuddington Golf Club and the open spaces of Banstead Downs.

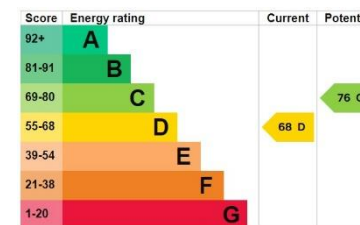


Four Generous Bedrooms | Excellent Potential To Extend (STPP) | Positioned On Just Under a Half Acre Plot | Broad Frontage Of Some 100 Ft | Within Moments Of Banstead Station | Wealth Of Original Features | Carriage Driveway



TOTAL FLOOR AREA

2,275 SQ FT / 211.2 SQ M



discover more at richardsaunders.co.uk



Tenure: Freehold
 Local Authority: Sutton Council
 Council Tax Band: G
 FFTP Broadband
 All mains services

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

To the best of our knowledge on production of this brochure

Viewing
 Please call us to arrange
 a viewing appointment

1 Waterhouse Lane
 Kingswood
 01737 360000

2 High Street
 Banstead
 01737 363333

Residential Lettings
 All Areas
 01737 370700



