



Cypress Way, Banstead

The **PERSONAL** Agent

Price Guide £575,000

Freehold

- 1246 sq ft property
- Extended detached House
- Three bedrooms
- 24'6 x 11'10 Living room
- 17'6 x 14'10 Kitchen/Diner
- Utility room and downstairs cloakroom
- 18' x 8'2 Garage
- Corner plot with room to extend (s.t.p.p)
- Far reaching views
- No onward chain

This charming extended three-bedroom detached house spans an impressive 1,246 sq. ft., making it an ideal family home. Set on a desirable corner plot, the property enjoys far-reaching views that enhance its appeal.

Inside, a spacious reception room is flooded with natural light, creating a warm, inviting environment. Three well-proportioned bedrooms offer comfortable retreat space for family or guests, while a modern bathroom caters to daily living. Offered with no onward chain, this delightful sanctuary blends style with comfort in a peaceful yet vibrant community, ready for immediate occupation.

The property boasts a spacious living room measuring 24'6 x 11'10, providing an ideal space for relaxation and entertaining guests. The heart of the home is



undoubtedly the generous kitchen/diner, which measures 17'6 x 14'10, perfect for family meals and gatherings. The property also has a downstairs cloakroom and utility room. On the first floor three bedrooms, two of which are doubles and a main bathroom. Additional features include a garage and a driveway, offering practical solutions for parking and storage. This property is not just a house; it is a home that invites you to create lasting memories. With its excellent location in Banstead, you will find yourself within easy reach of local amenities, schools, and beautiful green spaces.

This quiet and much requested cul-de sac enjoys a fantastic position and is within walking distance of the heart of the village with its excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The village also has

numerous high quality cafes and restaurants.

Nearby the open spaces of Banstead Downs provide beautiful walks and cycling routes, Oaks Park and Epsom Downs are also easily reached. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8), and there are rail services at Banstead Station some 0.7 of a Mile away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.

Tenure - Freehold
Council tax band - F



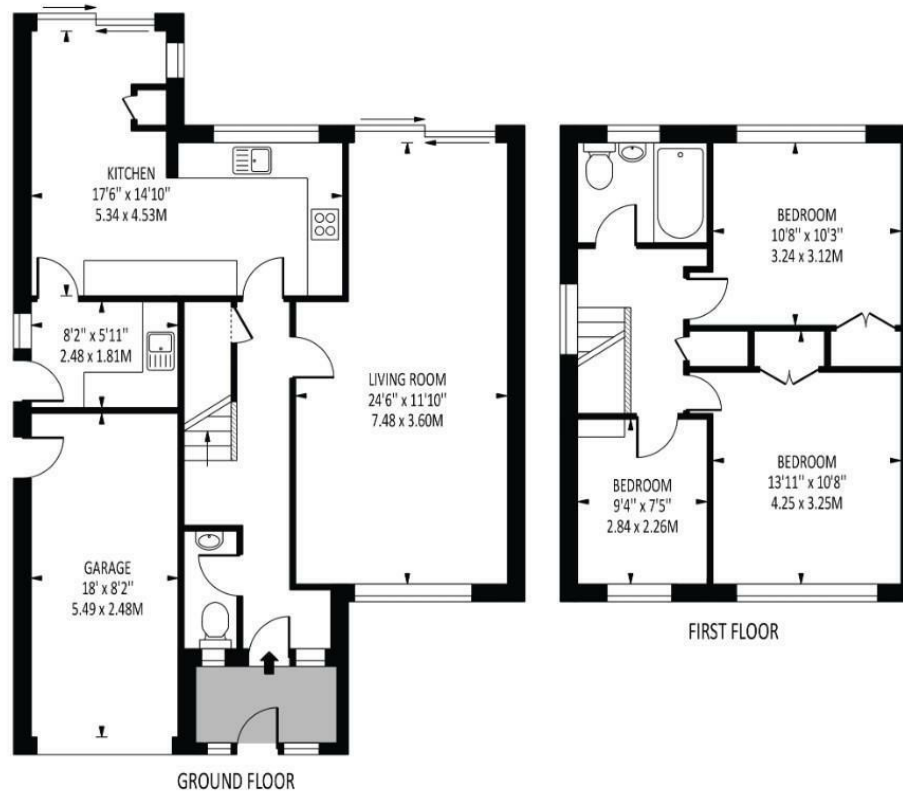


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Total Area: 1246 SQ FT • 115.73 SQ M
(Including Garage)
Garage Area : 147 SQ FT • 13.62 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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