

Kennedys'

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30, Beckenshaw Gardens
Banstead
SM7 3NB

Opportunities like this don't come around very often, a link-detached two bedroom bungalow teeming with potential, on the edge of Banstead village. PLEASE NOTE that this property is believed to be unmortgageable and is therefore available to cash buyers only.

OIEO
£300,000



- Link-Detached bungalow
- 2 Bathrooms
- Well proportioned garden
- Location on the edge of Banstead Village

- 2 Bedrooms
- *We believe water damage has rendered this property un-mortgageable*
- Single Garage and off road parking
- *No onward chain*



PROPERTY DESCRIPTION

The layout is simple, with both bedrooms at the front of the property, the larger of which has an ensuite attached. The living room and kitchen are located to the rear with direct access via doors into the garden. The property also benefits from a single garage located to the side of the property, with an up & over door, and a back door to the garden. The garden is a good size for the price and footprint of the bungalow itself, and is yet another addition to the list of desirable features this house has to offer at the price point. It is to be noted that a loft conversion will be subject to the planning applications in place that can be viewed on the council website.

Water damage has meant that as it stands, the house has been stripped of most fixtures and fittings; and the lack of kitchen (we believe) will therefore render the property unmortgageable in the eyes of most lenders.



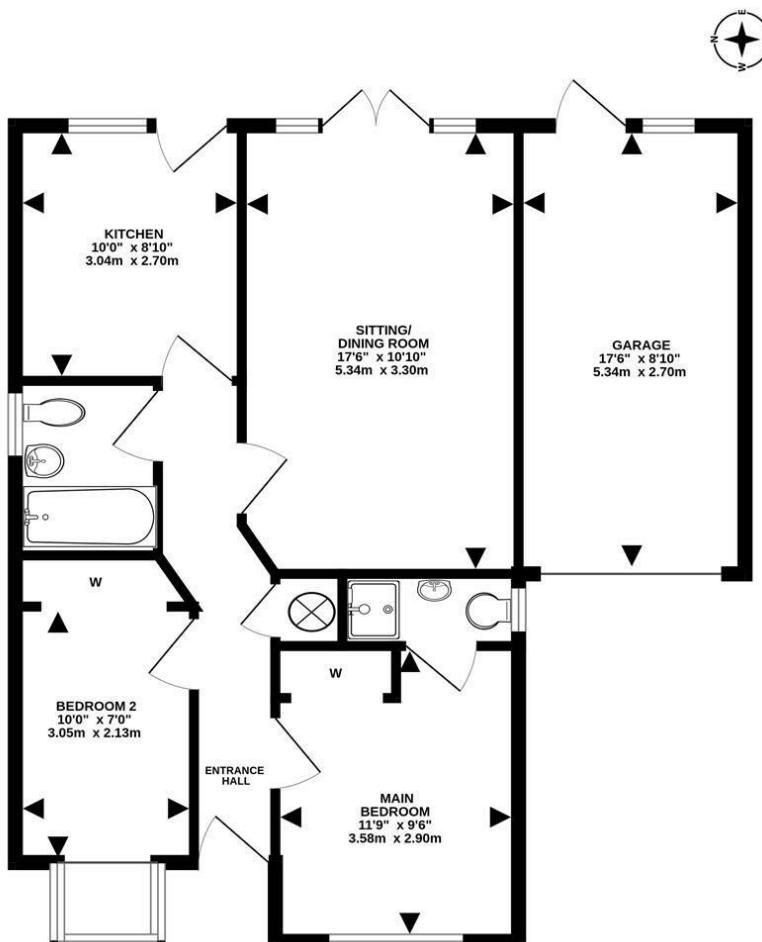






PROPERTY DESCRIPTION

The property is on the edge of Banstead village, nearby to Banstead Woods, popular with running clubs and walkers and Chipstead Village with its many clubs and societies including Rugby, golf, tennis and an active amateur theatre that puts on regular productions throughout the year. It is within close proximity of Banstead Village, with its bustling High Street including Waitrose, M&S Simply Food, Tesco Express, Boots, plus independent shops, coffee bars, restaurants, library, and Post Office. The local area has a wide choice of education in both private and state sectors, whilst the main towns of Sutton, Epsom, Cheam and Reigate offer further recreational and commuter facilities. The area also has excellent transport links providing easy access to the A217 and M25 road-links, the M25 being accessed at junction 8 leading to both Heathrow and Gatwick airport. Chipstead BR Station is within easy reach offering services into London Bridge and Victoria.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING: D

COUNCIL: Reigate & Banstead
TAX BAND: D

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys has the authority to make or give any representation or warranty in respect of the property.



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