



Cypress Way, Banstead

The **PERSONAL** Agent

Guide Price £600,000

Freehold

- Two/Three Bedrooms
- Contemporary Detached
- Spacious Lounge/Diner
- Contemporary Kitchen
- Studio/Breakfast Room
- Downstairs Cloakroom
- Modern Shower Room
- Dressing Room/Bedroom 3
- Garage & Driveway
- No ongoing chain

THIS LINK DETACHED PROPERTY WARRANTS A CLOSER LOOK!!! Set within a popular Cul de sac between Banstead Village and the Epsom downs, this deceptively spacious home warrants immediate inspection to fully appreciate the flexible and well presented accommodation it provides.

The property has recently been subject to a full refurbishment and offers flexible, bright and spacious living accommodation.

This fine home benefits from no ongoing chain, meaning that in theory the sale could move incredibly quickly, in no time at all you could be unpacking and settling into your new home!

Walking through the front door you are greeted by the entrance lobby, leading to an open plan hallway opening to the 24ft Lounge/dining room. This then leads to a 21ft kitchen/dining area with doors to a further study area. This leads to the garage



that has been converted to a storage area. There is also a downstairs cloakroom.

Upstairs there are two double bedrooms, with the third bedroom having been converted into a walk in wardrobe (very easy to convert back to three bedrooms if required), with a refitted family bathroom.

To the front of the property there is off street parking, and to the rear an enclosed garden with a Mediterranean feel, with undercover seating area.

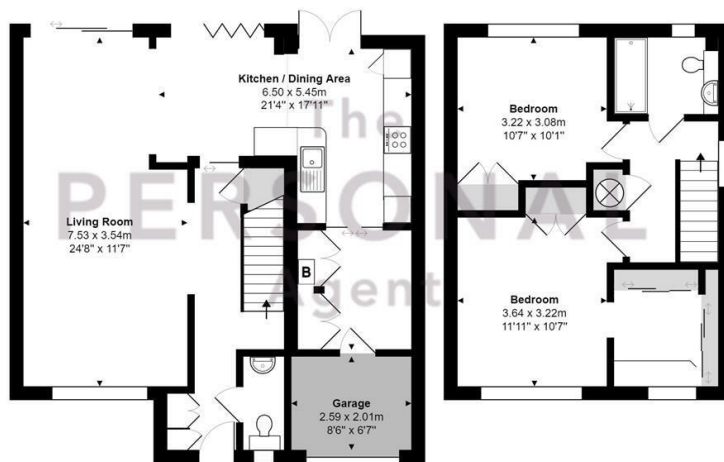
This quiet and much requested cul-de sac enjoys a fantastic position and is within walking distance of the heart of the village with its excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The village also has numerous high quality cafes and restaurants.

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







Cypress Way, Banstead
Total Area: 112.0 m² ... 1206 ft²
FOR ILLUSTRATIVE PURPOSES ONLY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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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