



15 South Drive

Banstead, SM7 3BQ

Guide price £750,000



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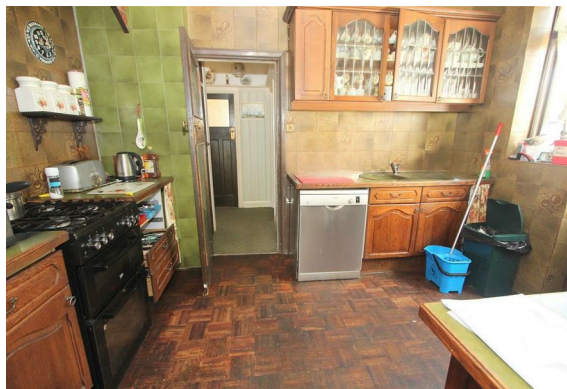
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15 South Drive

Banstead, SM7 3BQ

Watson Homes are delighted to offer this rare opportunity to purchase this three bedroom detached bungalow located in a sought after location in Banstead. The property offers a wealth of accommodation and offers superb scope to extend s.t.p *NO ONWARD CHAIN*

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.





Accommodation

Entrance Porch

Hallway

Kitchen: 11'7 x 8'2 (3.53m x 2.49m)

Breakfast Room: 14'8 x 11'1 (4.47m x 3.38m)

Lounge: 16'3 x 13'9 (4.96m x 4.19m)

Dining Room: 13'4 x 12'6 (4.07m x 3.81m)

Utility Room: 10'2 x 9'5 (3.10m x 2.87m)

Bedroom 3: 11'3 x 10'1 (3.43m x 3.08m)

Bathroom

Bedroom 1: 14'8 x 13'6 (4.47m x 4.12m)

Shower Room

Bedroom 2: 14'8 x 13'6 (4.47m x 4.12m)

Front Garden

Rear Garden

Garage

Driveway

Three bedrooms

Two bathroom

Two reception rooms

A spacious kitchen/diner

A large rear garden

Garage

FLOOR PLAN AND EPC COMING SOON....

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BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of   36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.



Floor Plan



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline 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 this firms employment has the authority to make or give any representation or warranty in respect of the

Area Map



Energy Efficiency Graph

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 	