



**CYPRESS WAY,** BANSTEAD, SURREY, SM7

**£550,000**

FREEHOLD

**Winkworth**





## CYPRESS WAY

BANSTEAD, SURREY, SM7

**THIS DELIGHTFUL THREE BEDROOM  
DETACHED HOUSE HAS BEEN WELL  
MAINTAINED, AND IS LOCATED ON THE  
POPULAR TREE-LINED HIGH BEECHES  
DEVELOPMENT.**

Ideally situated, the property is within easy reach of well-regarded local schools, shops and amenities. A range of shops can be found at Nork Parade, with more comprehensive shopping and leisure facilities located in Banstead Village, including Waitrose Supermarket and Marks & Spencer Simply Food, and within the catchment for well-regarded local schools.



## CYPRESS WAY BANSTEAD, SURREY, SM7

This bright and spacious house has recently been re-carpeted, and is nicely presented throughout.

The ground floor briefly comprises; entrance lobby, hallway, double aspect living/dining room with a door to the garden, a fitted kitchen with some integrated appliances and a range of high and low level units, as well as a useful downstairs WC.

The first floor provides two double bedrooms with built-in wardrobes, a family sized bathroom, and a further single bedroom with a built-in cupboard.

To the front is a generous block paved driveway which provides off street parking and access to the garage, and it is complimented by a selection of mature shrub borders. The secluded rear garden is a delight, with a large paved area adjacent to the house, a range of colourful shrubs, framed with mature hedge borders.

Bus routes to both Banstead and Epsom Town Centre are conveniently close by. The closest train services can be found at Banstead or Epsom Downs.

The area is surrounded by some of Surrey's finest open green belt countryside, where fine walks and sporting pursuits such as golf and horse riding can be enjoyed.



## BANSTEAD OFFICE

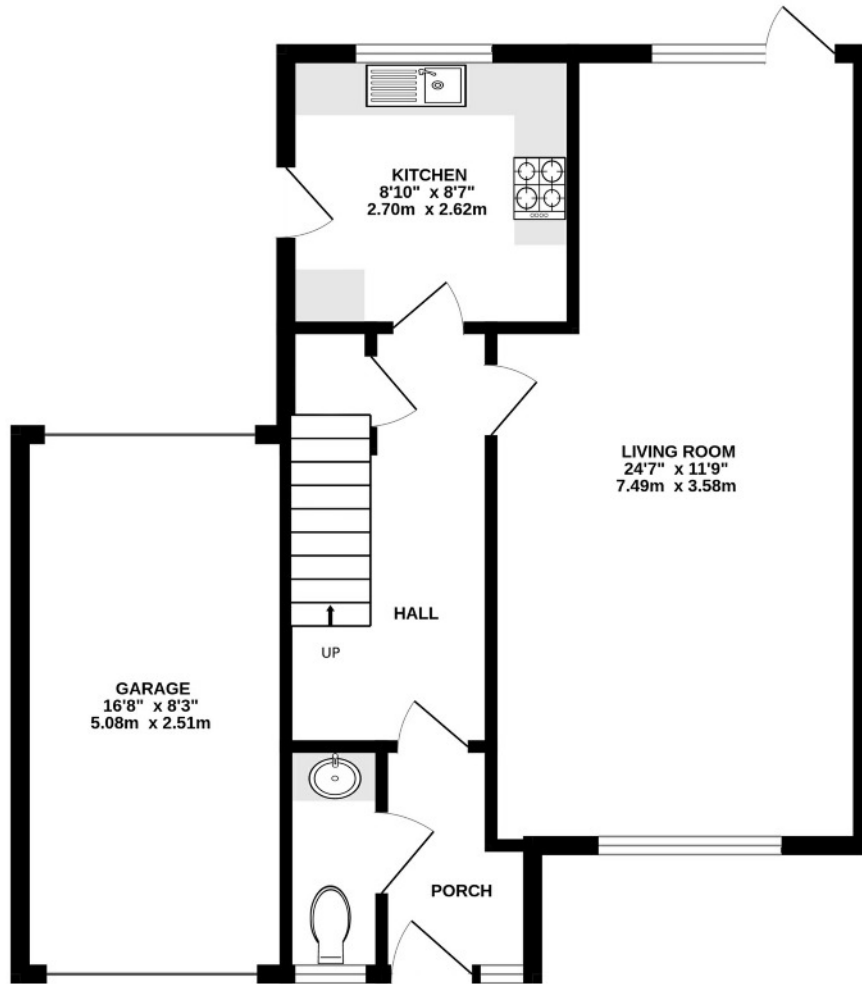
01737 362 362 | banstead@winkworth.co.uk

### AT A GLANCE...

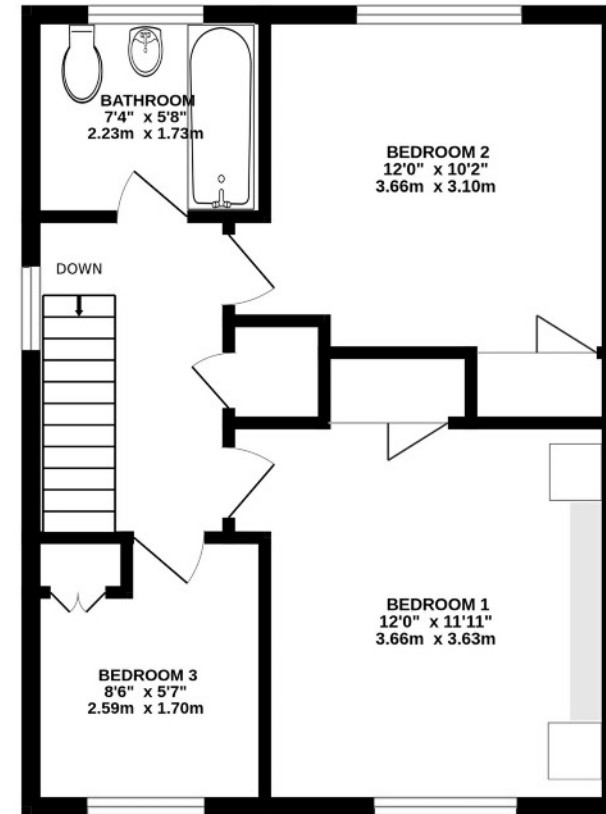
- Entrance Lobby
- Living/Dining Room - 24'7" x 11'9" (7.49m x 3.58m)
- Kitchen - 8'10" x 8'7" (2.70m x 2.62m)
- Cloakroom
- Bedroom 1 - 12'0" x 11'11" (3.66m x 3.63m)
- Bedroom 2 - 12'0" x 10'2" (3.66m x 3.10m)
- Bedroom 3 - 8'6" x 5'7" (2.59m x 1.70m)
- Family Bathroom - 7'4" x 5'8" (2.23m x 1.73m)
- Garage - 16'8" x 8'3" (5.08m x 2.51m)
- Rear Garden - 30' (9.14m) approximately







GROUND FLOOR



FIRST FLOOR

**Cypress Way, Banstead SM7 1NN**  
 INTERNAL FLOOR AREA (APPROX.) 1050 sq ft/ 97.5 sq m  
 Garden extends to 30' (9.14m) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(54-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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## Banstead office

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**Winkworth**

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