




HENLEY HOMES

19a Lyme Regis Road | Banstead

Surrey | SM7 2EY |



A conveniently located one bedroom first floor flat for sale situated on a quiet road within walking distance of Banstead Village, the property is within easy walking distance to the local shops which includes Marks & Spencer Simply Food and Waitrose supermarket as well as an excellent choice of local independent shops. This area is renowned for its choice of excellent schooling and access to the open spaces of Banstead Woods. The open spaces of Nork Park and the Lady Neville Recreation Ground with Park Café are both nearby. There are bus services from the village to neighbouring towns including Epsom and Sutton. The A217 is easily accessed and provides an arterial route to the M25 at Junction 8 (Reigate).

Kitchen 11' 0" x 10' 3" (3.35m x 3.12m)

Side aspect, space for washing machine and tumble dryer, electric hob with extractor hood, high and low level storage, wood effect laminate flooring, space for fridge/freezer.

Bathroom 10' 3" x 5' 2" (3.12m x 1.57m)

Rear aspect, low level WC behind closed door, panelled bath with over-bath electric shower with glass shower screen, wash hand basin on vanity unit, part tiled walls.

Bedroom 1 10' 8" x 10' 6" (3.25m x 3.20m)

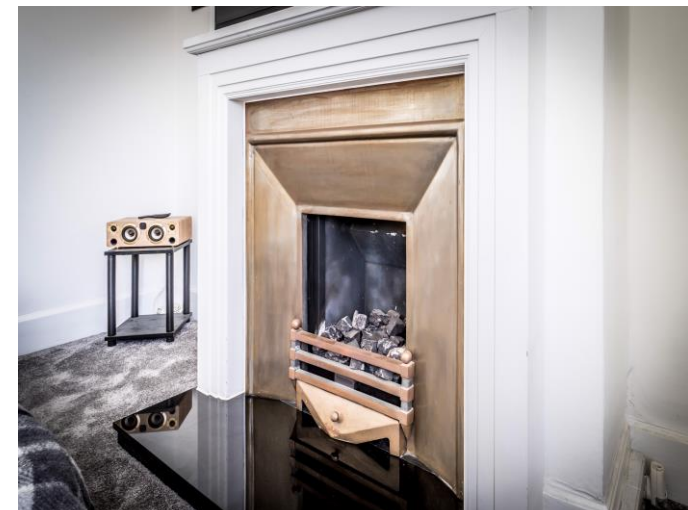
Rear aspect.

Sitting Room 16' 2" x 10' 6" (4.92m x 3.20m)

Front aspect, feature gas fireplace.

Rear Garden

Shared garden at rear with own shed.





Lyme Regis Road SM7



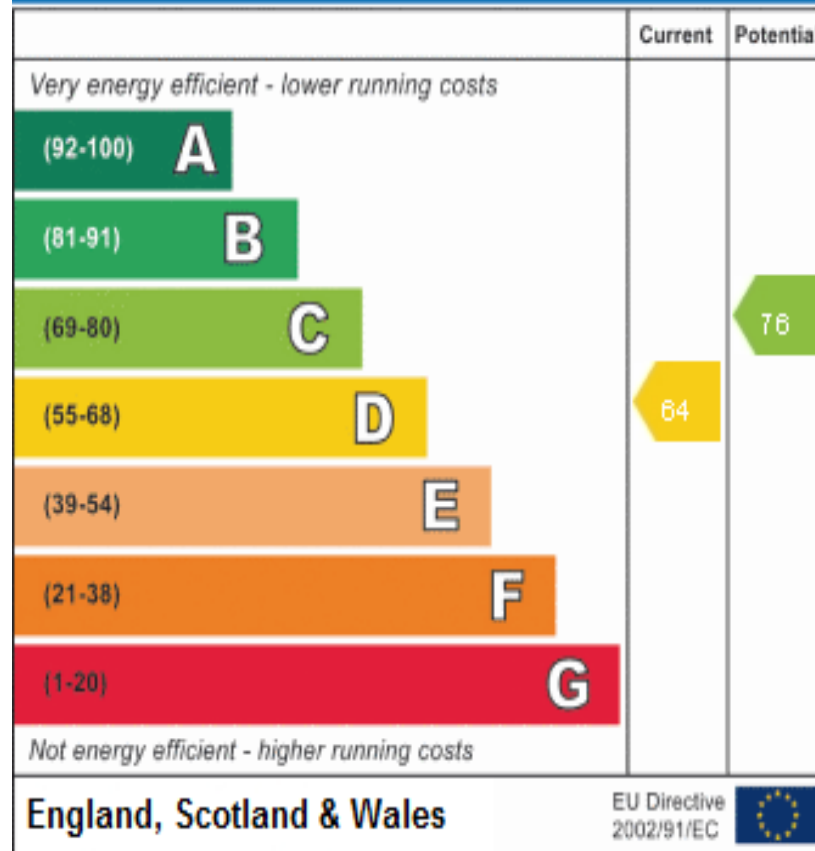
Ground Floor
Approximate Floor Area
38 sq. ft
(3.53 sq. m)

First Floor
Approximate Floor Area
548 sq. ft
(50.91 sq. m)

Approx. Gross Internal Floor Area 586 sq. ft / 54.44 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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