



19 The Maples  
Banstead, Surrey, SM7 3QZ

FINE & COUNTRY

# 19 THE MAPLES

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A spacious five bedroom detached house within walking distance of Banstead Village High Street, Banstead Preparatory School and Banstead Downs. Presented to the market in excellent condition and located within a select cul-de-sac, Fine & Country hold this house in high regard and urge you to view as soon as possible.

With a tangible feeling of community, The Maples is as attractive as it sounds; a settled no through road consisting of a small number of detached houses which are evidently well maintained.

Internally, the property is spacious with very good condition décor. The ground floor is impressive and combines a simple highly functional layout with space for all-round living.

The kitchen family room (with separate utility room) is undoubtedly the heart of the home due to its size and ease of use. Also, features such as under floor heating make the room a pleasant space all year round.

The lounge is extremely comfortable and works perfectly as an evening room whilst the air-conditioned conservatory (one of the largest seen) connects both the kitchen and the lounge.

The second reception room is currently arranged as the formal dining room. Completing the ground floor is the cloakroom and porch. A very usable feature of the ground floor is the direct access to the double garage with remote controlled electric door.

Turning to the first floor, this consists of five sizable bedrooms, the master of which includes a large en-suite and a walk-in dressing room. A family bathroom completes the first floor.

The rear garden is wider than deep measuring 84ft x 42ft. It has a private secluded feel and includes some areas in which to play, areas in which to entertain and areas in which to relax.

The locale is very sought after; affluent and settled with lots to support families or couples. Banstead high street includes a mix of independent retailers and larger chains such as Waitrose, Simply Food, Pizza Express, Zizzi, Costa. Most commuters will travel from either Banstead train station (links into Victoria) or Sutton/Ewell (again links into London Victoria and London Bridge). Schooling is excellent regardless of whether it is state or private and includes Banstead Infants and Juniors, Aberdour, St Annes and as already mentioned Banstead Preparatory School. Dog walkers are in for a treat as the downs are literally on the doorstep.



























































## LOCATION

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Banstead is a leafy and wealthy Surrey town, sought after for its village style high street and superb schooling; local schools include Green Acre, Aberdour and St Annes Primary School. The area is also famed for its private members only golf course and lavender fields. Banstead Road itself is within easy reach of the train station which offers services into London Victoria and London Bridge. Road links include the A217 which provides access onto the M25 making the area ideal for those requiring easy access to both Gatwick and Heathrow airports.



- Detached
- Five Bedrooms
- Two Bathrooms
- Air-conditioned Conservatory
- Large Spacious Rooms
- Indulgent Master Suite
- Double Garage
- Over 2500 sq ft
- Close to Banstead Preparatory School
- Walking Distance from Banstead High Street
- EPC D



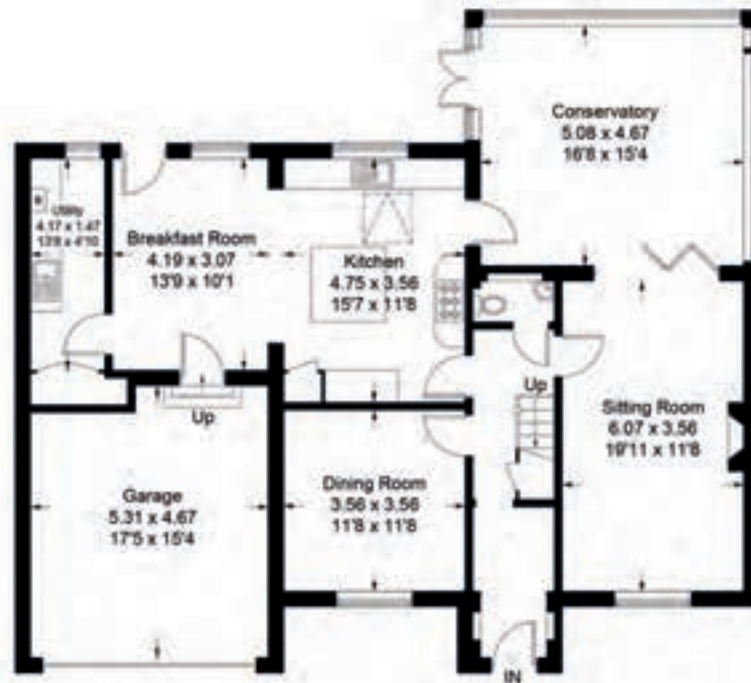
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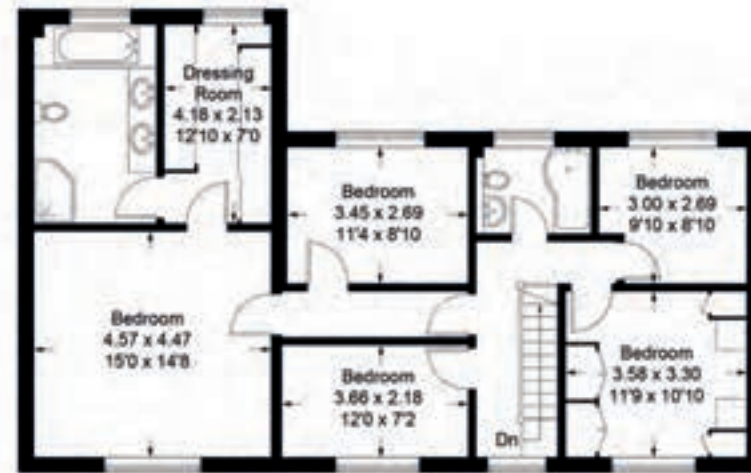
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Approximate Gross Internal Area = 235.3 sq m / 2533 sq ft

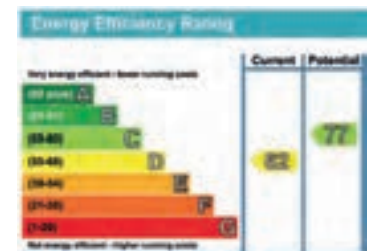


**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID378797)  
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# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

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