



ASPREY  
ESTATES

*9 Green Curve*  
Banstead, Surrey SM7 1NS



## Property at a glance

- Beautifully Presented Family Home
- Landscaped 0.3 Acre Plot
- Three/Four Bedrooms
- Two Reception Rooms
- Kitchen With Utility/Breakfast Room
- Ground Floor Cloakroom
- Luxury Bath/Shower Room
- Detached Gym/Office/Games Room
- Garage & Parking
- Close To Schools & Station

## Setting

This fabulous family home is located within a short distance of Nork and Banstead village and rail station, which operates services to Victoria taking approximately 45-55 minutes.

Banstead retains the charm of a popular village with the benefit of being only a short drive from the towns of Epsom, Sutton and Reigate, all of which boast comprehensive shopping facilities.

The M25 is approximately 4 miles to the South at junction 8, providing links to Gatwick and Heathrow Airports.

There is a wide selection of sporting and leisure activities around the area.

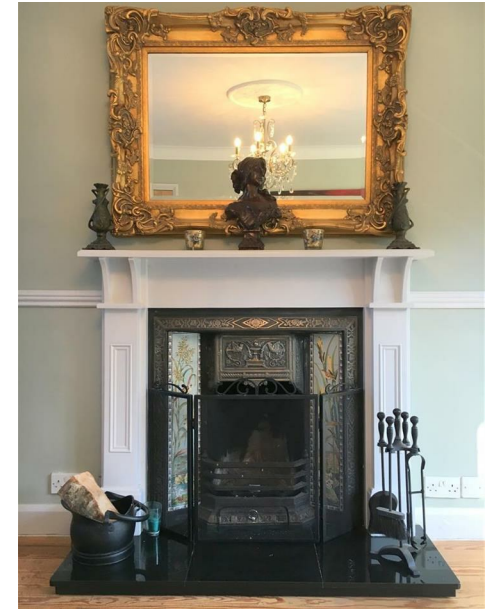
The surrounding and extensive countryside is ideal for both walking, running and riding. Ramblers and nature enthusiasts will be spoilt for choice by the wealth of walks in the area.

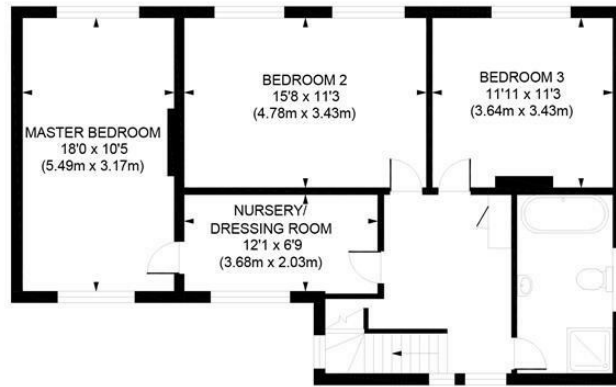
**£935,000 Freehold**

# 9 Green Curve

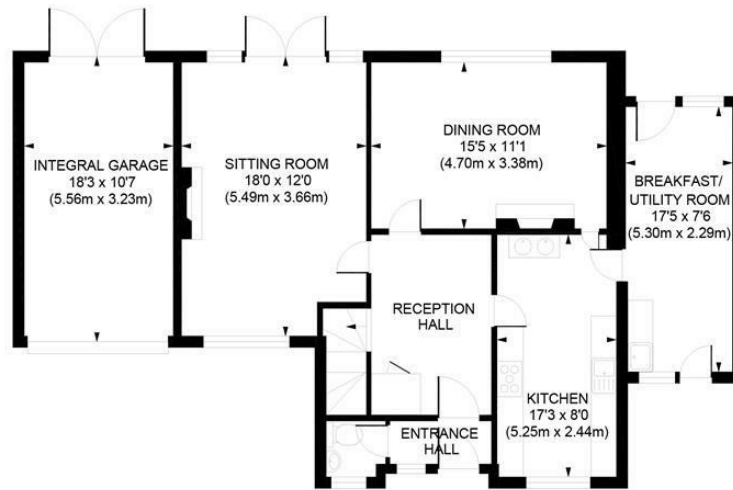
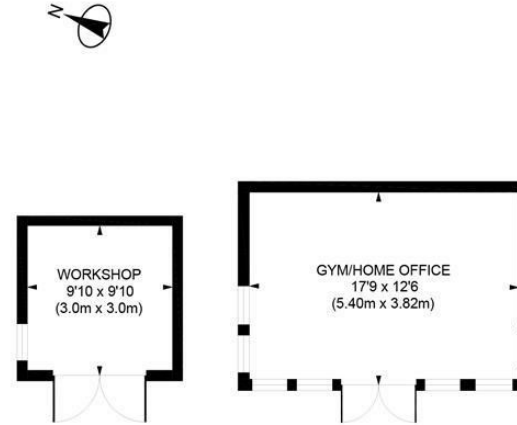
Located within a beautifully landscaped 0.3 acre plot in Banstead, close to popular schools and railway station is this wonderful 1920's attractive three/four bedroom family home. To the ground floor is a welcoming entrance hall with oak flooring continuing to the reception rooms, cloakroom, double aspect sitting room with patio doors to the fabulous landscaped rear garden, dining room with garden views and open fireplaces to both reception rooms. There is a lovely fitted kitchen with access to the breakfast room with utility area.

To the first floor is the master bedroom which currently uses bedroom four/cot room as the dressing room. There are two further double bedrooms and a luxury family bath/shower room. The rear garden has been beautifully landscaped by the current owners. A feature fountain sits within the well-manicured lawn; large sun terrace and a sweeping pathway leading to the fabulous lodge house which is currently used for a gymnasium. Added to all this is a large driveway to the front and an integral garage. This wonderful home has already so much to offer and also offers the potential to extend s.t.p.p.





FIRST FLOOR



GROUND FLOOR

Gross Internal Area 2045sq ft 190sq metres

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents on 01737 832845.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12-14) <b>A</b>			
(15-17) <b>B</b>			
(18-20) <b>C</b>			
(21-23) <b>D</b>			
(24-26) <b>E</b>			
(27-29) <b>F</b>			
(30-35) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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