

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

25, Green Curve  
Banstead  
SM71NS

There are certain roads in the area that just 20 years ago you would have hardly recognised; what was once a street lined with traditional 1920's houses is now full of large, modern, executive homes. What we are presenting here is on such a road, surrounded by houses long since extended and modernised, however the house itself remains well cared for yet untouched extension wise, brimming with potential and all its original character charm.

OIEO  
£900,000



- Handsome 1920s detached family home
- Extensive scope for extension & modernization (STPP)
- An especially long garden
- Off street parking with scope for more
- Walking distance to Banstead Village, Nork village, and Banstead train station
- Situated on one of Banstead most highly esteemed roads
- 3 Bedrooms
- Original character features throughout
- Single garage
- \*\* Viewings by appointment only \*\*







# PROPERTY DESCRIPTION

Stepping through the front door sets the tone for the rest of the house, high ceilings, cast iron radiators, and the original wooden floor. To the left is the sitting room, stretching the full depth of the house, with a gorgeous bay window to the front, and French doors out to the garden to the rear, with a feature fireplace as the centre piece. To the right of the entrance hall is the dining room, featuring yet another bay window, and a feature fireplace. The kitchen is located to the rear of the house, looking out over the garden, the room benefits from beautiful terracotta tiles, dual aspect, and wall & base kitchen units. Off the kitchen is the downstairs W/C, and a utility area to the side of the house.

The house has previously had planning permission for a dual story rear extension, and whilst it has since lapsed, this serves as precedent to extend in future (stpp). Upstairs the two larger bedrooms are located at the front of the property, both with built in storage. The third bedroom overlooks the garden, also benefiting from built in storage.

The garage can be found to the side of the property, offering itself naturally to extension subject to relevant planning permissions.















# PROPERTY DESCRIPTION

Outdoors, the front garden is wider than it perhaps looks upon first inspection, and offers prospective buyers the opportunity to increase parking space should they so wish. The rear garden is a real feature, 177 ft (54 Meters), with a lawn perfect for kicking a ball about. The patio to the rear of the house is elevated, giving you a vantage point to keep an eye on the kids whilst enjoying the sunshine.

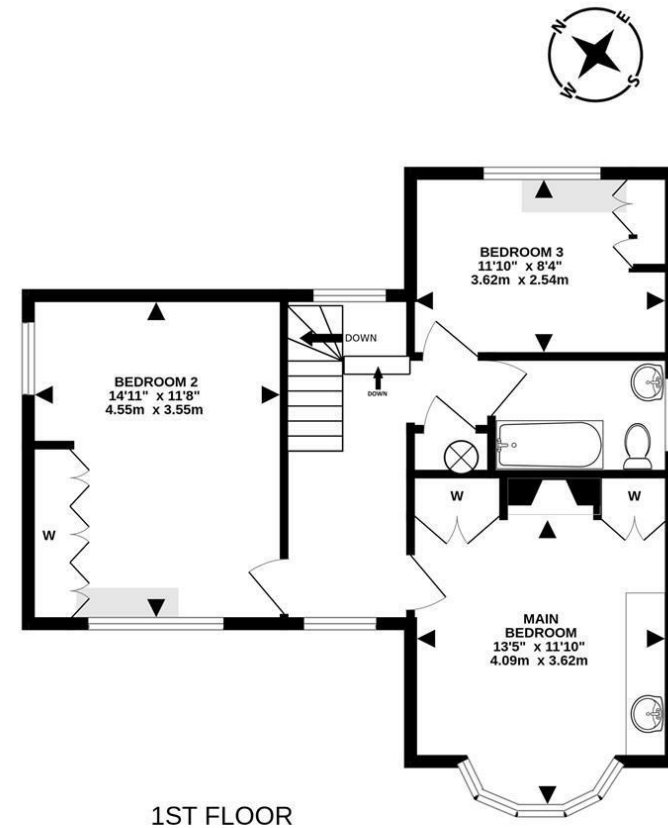
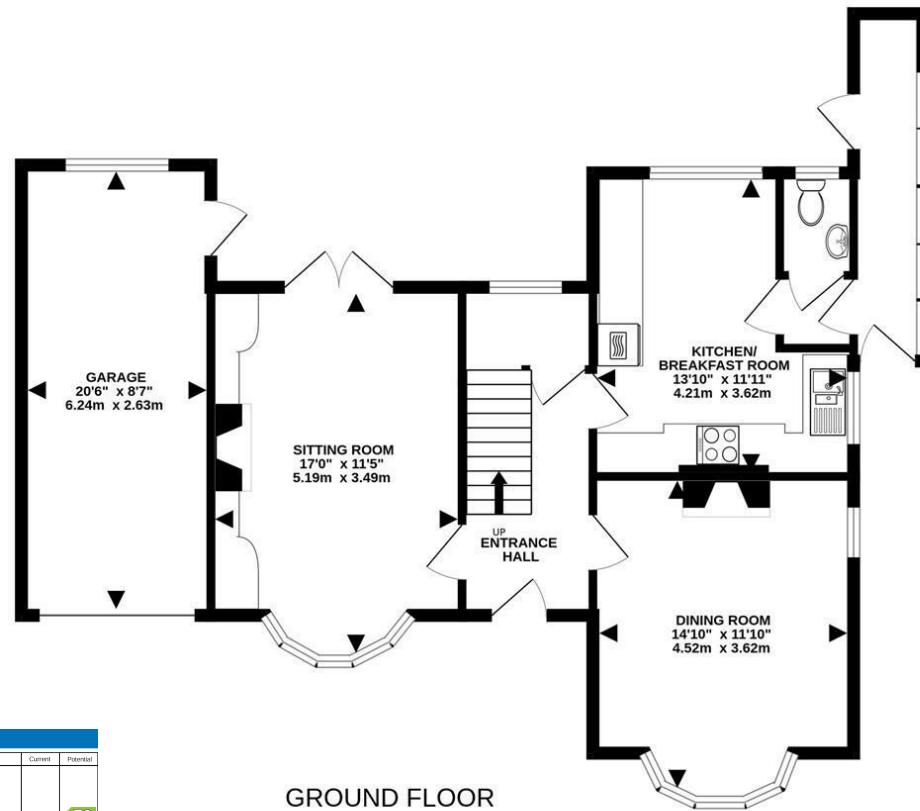
Green Curve is a premium residential road tucked between the villages of Banstead and Nork, around 10 to 15 minutes' walk from Banstead station according to Google Maps. The villages of Banstead and Nork both offer a variety of shopping and leisure facilities, from traditional village shops through to larger stores such as M&S Food, Waitrose, Boots etc. as well as restaurants, coffee shops and tea rooms. A beautiful park is just around the corner and the local area has a wide choice of good primary and secondary schools as well as independent preparatory and senior schools. There are mainline railway stations at both Banstead, Epsom Downs and Sutton giving easy access to London and access onto the M25 is via junction 8.

For more information, or to book a viewing, please don't hesitate to contact the sales team on 01737 817718.

*Handwritten signature or mark.*







TOTAL FLOOR AREA : 1389 sq.ft. (129.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

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

76

47

# 25, Green Curve

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

**TENURE:** Freehold  
**EPC RATING:** E  
**COUNCIL TAX BAND:** F

These particulars, whilst believed to be accurate are set out as a general guide 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 Kennedys' has the authority to make or give any representation or warranty in respect of the property.





01737 817718

[kennedys-ipa.co.uk](http://kennedys-ipa.co.uk)   [@kennedysipa](https://www.instagram.com/kennedysipa)   [info@kennedys-ipa.co.uk](mailto:info@kennedys-ipa.co.uk)

48 Walton Street, Walton on the Hill,  
KT20 7RT