



Stag Leys Close, Banstead

The **PERSONAL** Agent

# Offers In Excess Of £1,325,000 Freehold

- 2809 sq ft detached house
- Five double bedrooms
- Four reception rooms
- Kitchen/Breakfast room
- Utility room & guest cloakroom
- Two en-suites, one refitted
- Family bathroom
- Secluded garden
- Detached double garage
- Sought-after cul de sac location



Occupying a fantastic position, this exceptional family home offers approximately 2800 sq ft of space and is set within a small cul-de-sac on the periphery of the highly sought-after village of Banstead.

The property offers incredibly well balanced accommodation that is superbly laid out for family living or entertaining.

With a large driveway and double garage to the side, the property mirrors its great location and arguably offers any growing family everything they could wish for. The welcoming and generous entrance hall really sets the tone for the rest of the property, believe us when we say, you will not be disappointed.

The property benefits from spacious and bright accommodation with the ground floor comprising a large reception hall which

provides the ultimate first impression, 22ft living room, family room, study, dining room, kitchen/breakfast room, utility room and guest cloakroom. There is an abundance of natural light throughout with a genuine sense of privacy from neighbouring properties too.

The well-proportioned accommodation continues on the first floor with a stunning galleried landing, master bedroom that enjoys a large en-suite with a new shower area fitted; guest bedroom with refitted en-suite, three further spacious bedrooms and a family bathroom.

Further noteworthy points to mention include a large detached double garage with a driveway to the front providing off street parking for several cars. Above the garage is a useful loft storage space and there is a wonderfully secluded and well-tended 65ft x 47ft rear garden.

Stag Leys Close is a most sought after and rarely available cul-de sac, being conveniently situated for Banstead village, which has comprehensive local shopping, including Waitrose and Marks & Spencer, various restaurants and amenities. There is a choice of highly-regarded schools, both private and state. The property is also within a few minutes walk of local parks and outside space.

Tenure - Freehold

Council tax band - G





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## Stag Leys Close

Total Area: 2809 SQ FT • 260.95 SQ M  
(Including Garage)  
Garage Area: 298 SQ FT • 27.67 SQ M



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

63

Disclaimer: For Illustration Purposes only

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