



Cuddington Park Close, Banstead

The **PERSONAL** Agent

Offers In Excess Of £1,400,000 Freehold

- 2540 Sq Ft Property
- Detached four bedroom family home
- Three bathrooms, two of which are en-suite
- Open plan kitchen diner/living area
- Snug
- Study
- Double garage
- Private driveway
- Private gated development
- No onward chain

The Personal Agent team are delighted to offer this 2540 sq ft detached property for sale, located in a prestigious gated development. Banstead's best kept secret, down a long tree-lined driveway, one finds an exclusive small neighbourhood, where houses seldom change hands. This newly renovated home has four large bedrooms, three bathrooms, two of which are en-suite. There is a stunning open plan kitchen dining/living area with views across a beautifully landscaped, award-winning garden.

On the ground floor, the property consists of an entrance hall, guest cloakroom, study, front reception room /snug and a large open plan kitchen dining/living area. There is a double garage with remote controlled doors, with direct access to the home via the utility room, and a private spacious driveway for several cars.



On the first floor are four double bedrooms and three bathrooms. There is a spacious loft for storage.

Outside to the rear is a beautifully manicured garden.

The location of this home is fantastic: It lies between two golf courses – Cuddington Park Golf Course and Banstead Golf Course. At the bottom of the close is the meadow which is managed by the Surrey Wildlife Trust and cows and sheep are brought there each year alternately to graze after the wild flower season, where the rare Surrey Blue butterfly is found pollinating the kidney vetch. Through the meadow one finds a lovely woodland walk which leads on to Banstead Golf course which is a common, allowing one to walk dogs and even horses.

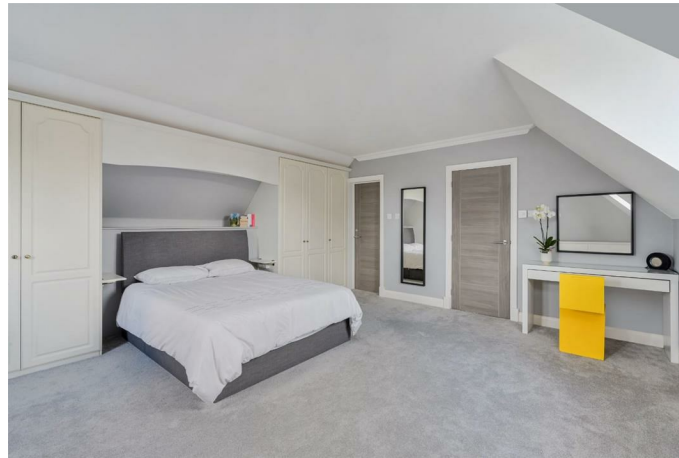
Banstead railway station is approximately 0.3 miles

away which is generally an 8 minute walk and provides regular links to Victoria via Sutton. Ewell East and Sutton Stations are also easily accessible, offering many quicker commute options. There are excellent schools nearby, both in the state and public sectors.

Offered for sale with no onward chain, your early viewing is highly recommended by the vendor's sole agent.

Tenure - Freehold

Council Tax Band – H





The **PERSONAL** Agent

Cuddington Park Close

Total Area: 2540 SQ FT • 235.97 SQ M

(Including Garage)

Garage Area : 297 SQ FT • 27.55 SQ M



GROUND FLOOR

FIRST FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.

Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.

Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

