



Yewlands Close
Banstead, SM7 3DB

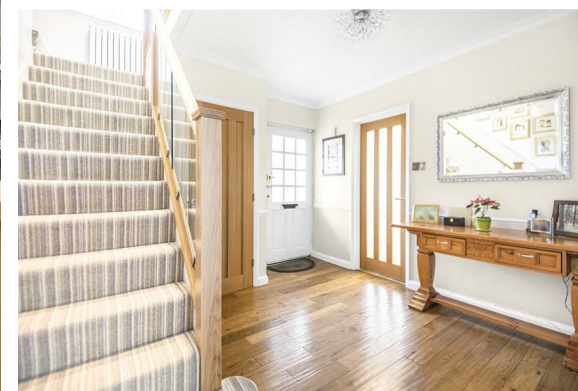
Guide price £900,000



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Having been extensively extended to the side & to the rear, with over 2200 sq ft of internal accommodation, this incredible home has so much to offer, both inside and out. Location wise, this prestigious and quiet crescent road is just a short walk into Banstead High Street, with you having outstanding amenities and schooling on your doorstep. Banstead station is also close by, providing quick links into the City. Despite all of this, sitting in your secluded rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or have friends over. Inside your home, you can't fail to be amazed by the amount of work the current sellers have gone to, having totally remodeled the property from top to bottom, meaning you can just pack your bags and move straight in. Upstairs, there are four double bedrooms and 2 full bathrooms for maximum convenience, along with the fantastic bonus of having a plentiful storage and a separate w/c. On the ground floor there is a huge amount of versatility, so be prepared to be impressed. There is a a fabulous, light and airy dual aspect lounge and no less than 4 other reception rooms, with a snug that could easily be used as another bedroom, along with a separate home office, utility and cloakroom. Getting the family together will be a breeze in the wonderful modern kitchen/breakfast room that offers a truly social element to everyday living, something you've probably been dreaming of for some time now! If more formal entertaining is appealing, there is the addition of an outstanding large conservatory/dining room, which is has been designed and executed to the highest quality, with herringbone floor and panoramic views and access to the garden via the bi-fold doors and french doors. Outside, the gorgeous garden will be everything you've ever dreamed of, with the icing on the cake being the addition of a garage and driveway to the front.





GROUND FLOOR

Hallway

Lounge

19'10" x 11'4" into bay (6.05m x 3.45m into bay)

Kitchen/Breakfast Room

19'10" x 11'11" maximum (6.05m x 3.63m maximum)

Conservatory/Dining Room

19' x 11'10" maximum (5.79m x 3.61m maximum)

Utility Room

Snug

15'7" x 8'4" (4.75m x 2.54m)

Office

14'1" x 8'5" maximum (4.29m x 2.57m maximum)

Cloakroom

6'3" x 4'5" (1.91m x 1.35m)

FIRST FLOOR

Master Bedroom

19'11" x 11'11" (6.07m x 3.63m)

En-Suite Bathroom

9'8" x 5'10" (2.95m x 1.78m)

Bedroom

11'8" x 11'7" (3.56m x 3.53m)

Bedroom

15'7" x 7'10" (4.75m x 2.39m)

Bedroom

10'3" x 9'5" (3.12m x 2.87m)

Family Bathroom

9' x 5'10" (2.74m x 1.78m)

Seperate W/C

5'3" x 2'11" (1.60m x 0.89m)

OUTSIDE

Rear Garden

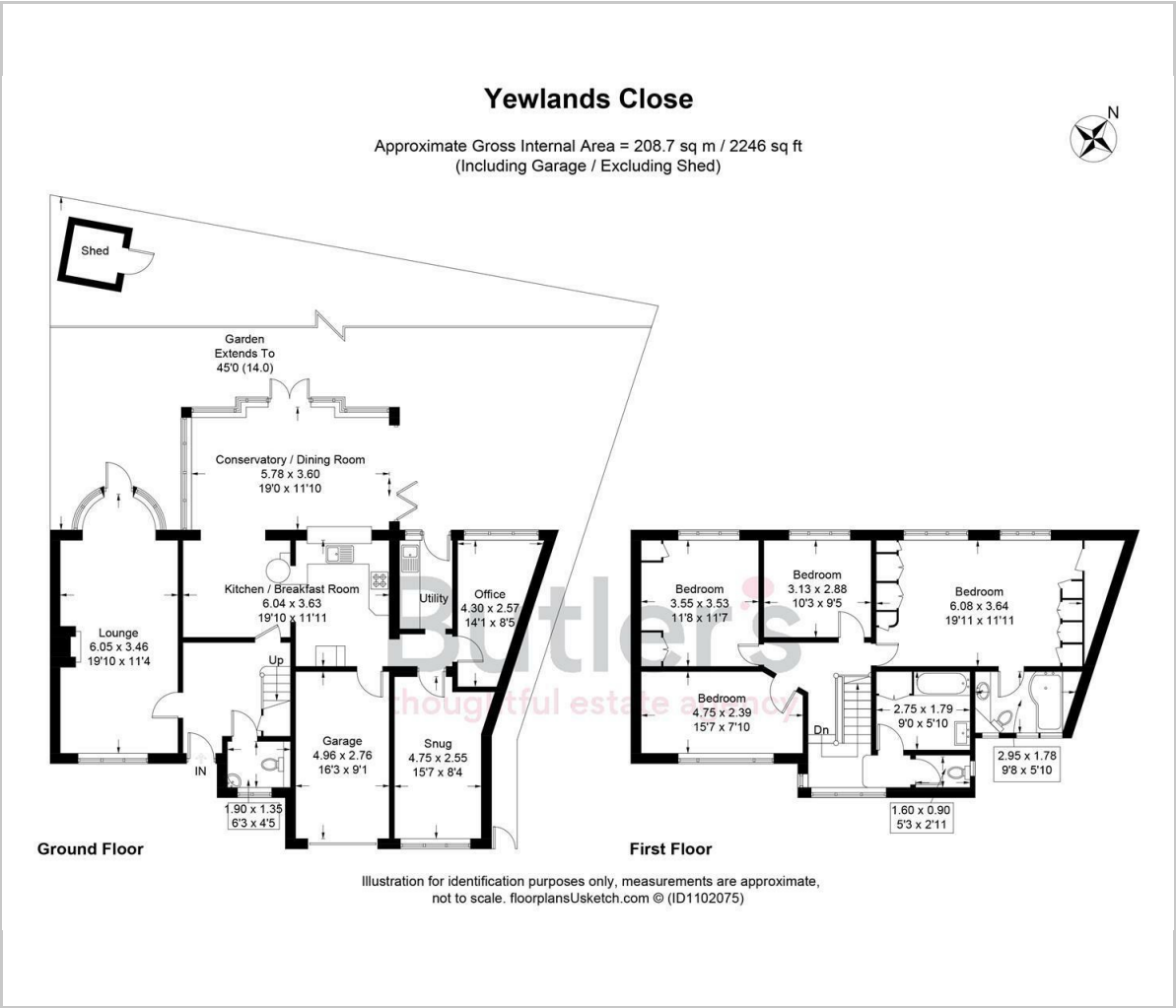
Front Garden

Driveway

Garage



Floor Plan



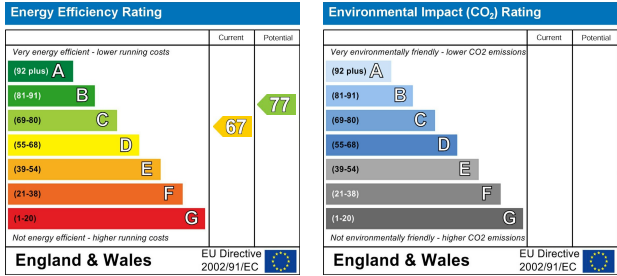
Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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