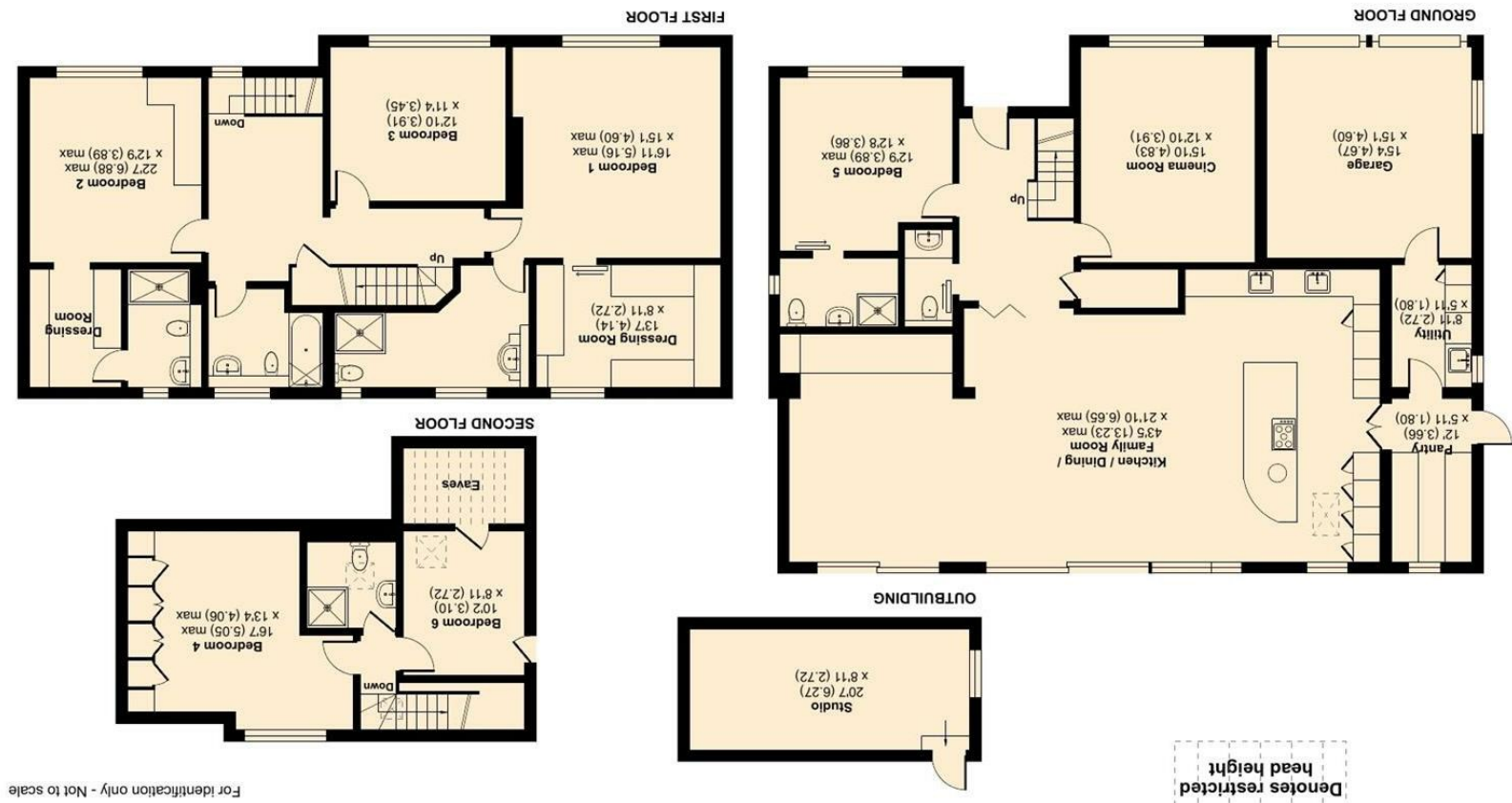




RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2023. REF: 97650



Approximate Area = 3436 sq ft / 319.2 sq m (includes garage)
 Limited Use Area(s) = 54 sq ft / 5 sq m
 Outbuilding = 183 sq ft / 17 sq m
 Total = 3673 sq ft / 341.2 sq m
 For identification only - Not to scale

Higher Drive, Banstead, SM7



HIGHER DRIVE, BANSTEAD SM7 1PL

OFFERS IN EXCESS OF £1,800,000

GUIDE PRICE £1,850,000

ENVIABLY LOCATED ON THE VERY HIGHLY REGARDED HIGHER DRIVE, WE ARE DELIGHTED TO BE ABLE TO PRESENT TO THE MARKET THIS INCREDIBLE SIX BEDROOM/FIVE BATHROOM DETACHED FAMILY HOME WHICH HAS BEEN EXTENDED AND IMPROVED TO A VERY HIGH STANDARD THROUGHOUT, AND OFFERS - IN PARTICULAR - TWO BENEFITS THAT MANY BUYERS ARE SEEKING AT THIS TIME, NAMELY A GROUND FLOOR BEDROOM WITH EN-SUITE, AND A MARVELOUS REAR FACING KITCHEN/DINING/FAMILY ROOM. OTHER BENEFITS INCLUDE A WALK-IN PANTRY AND SEPARATE UTILITY ROOM, AND A HOME CINEMA ROOM. IMPORTANTLY THE HOUSE IS LOCATED AT THE BANSTEAD STATION END OF THE ROAD, MAKING IT AN IDEAL BASE FOR COMMUTERS. IT IS ALSO WITHIN EASY WALKING DISTANCE OF CUDDINGTON GOLF CLUB. THIS IS A RARE OPPORTUNITY NOT TO BE MISSED.

- PRESTIGE SIX BEDROOM/ FIVE BATHROOM HOME IN EQUALLY PRESTIGIOUS LOCATION
- FLEXIBLE ACCOMMODATION TO SUIT THE NEEDS OF A GROWING FAMILY
- GENEROUS OFF ROAD PARKING AND A GARAGE
- COUNCIL TAX BAND G
- EPC RATING C

