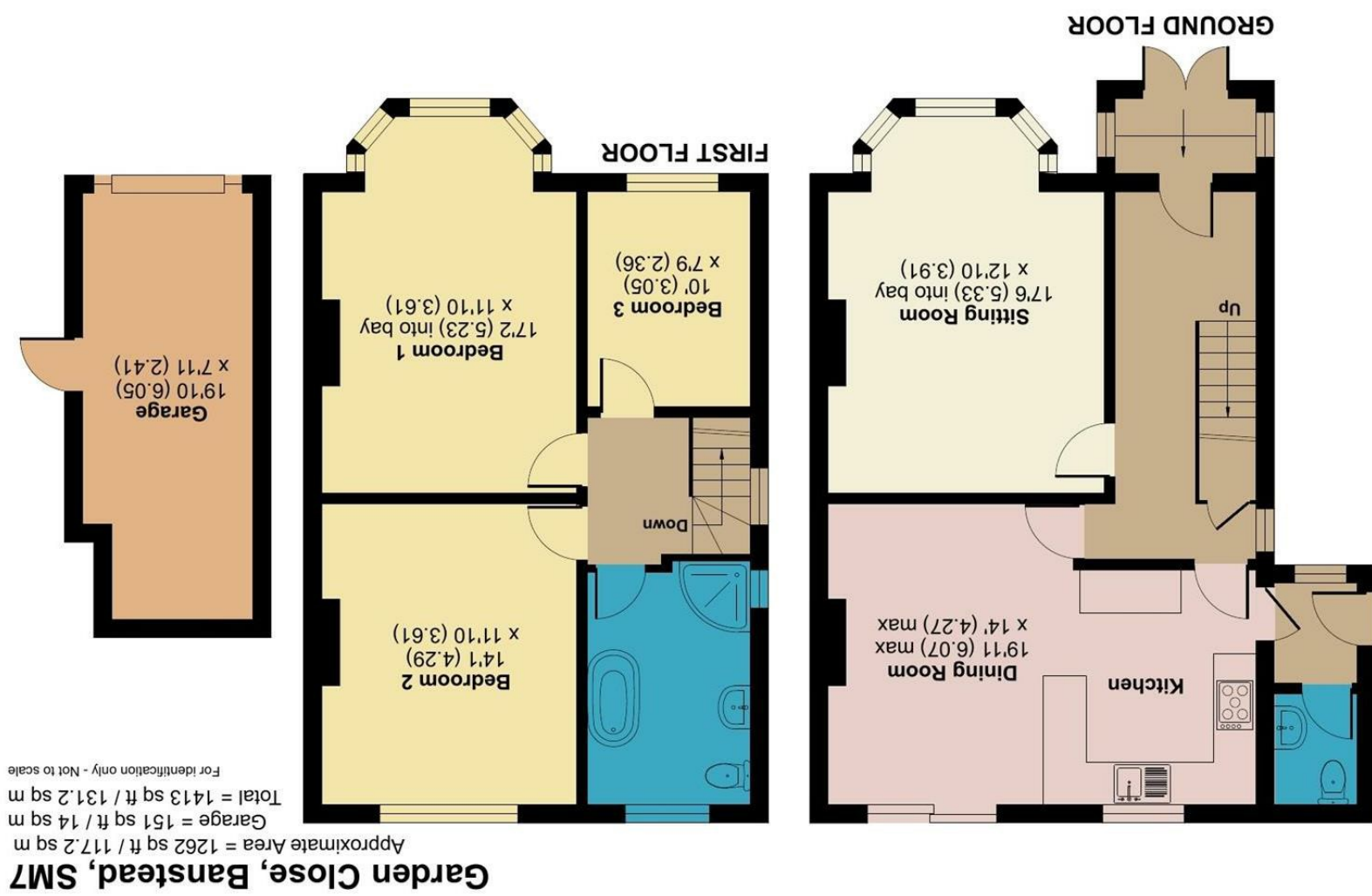




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecsm 2023. RICS Certified Property Measurer REF: 1008107



**GUIDE PRICE £725,000-£775,000 ** END OF CHAIN

CHRISTIES ARE DELIGHTED TO OFFER TO THE MARKET THIS LOVELY THREE-BEDROOM, SEMI-DETACHED FAMILY HOUSE IN A POPULAR CUL-DE-SAC IN BANSTEAD. THE HOUSE IS WELL POSITIONED FOR BANSTEAD HIGH STREET AND WITHIN CATCHMENT FOR LOCAL SCHOOLS.

THE ACCOMMODATION IS GENEROUSLY PROPORTIONED WITH A LARGE ENTRANCE HALL, RECEPTION ROOM WITH BAY WINDOW, OPEN PLAN KITCHEN/DINER WITH PATIO DOORS TO THE REAR GARDEN. TO THE 1ST FLOOR THERE ARE THREE BEDROOMS AND THE FAMILY BATHROOM WHICH HAS BEEN IMPROVED AND UPDATED BY THE CURRENT OWNER.

THE HOUSE BENEFITS FROM OFF STREET PARKING, A SINGLE GARAGE AND PLANNING PERMISSION GRANTED TO EXTEND OVER THE GARAGE AND TO THE REAR, OFFERING NEW BUYERS THE CHANCE TO CREATE A LARGER LIVING SPACE AND TO PUT THEIR OWN STAMP ON IT.

HOUSES IN THIS LOCATION ARE ALWAYS POPULAR SO WE RECOMMEND ARRANGING A VIEWING AS SOON AS POSSIBLE TO AVOID DISAPPOINTMENT.

- 3 BEDROOM SEMI DETACHED
- OFF ROAD PARKING AND GARAGE
- PLANNING PERMISSION TO EXTEND
- COUNCIL TAX BAND E
- EPC RATING D

