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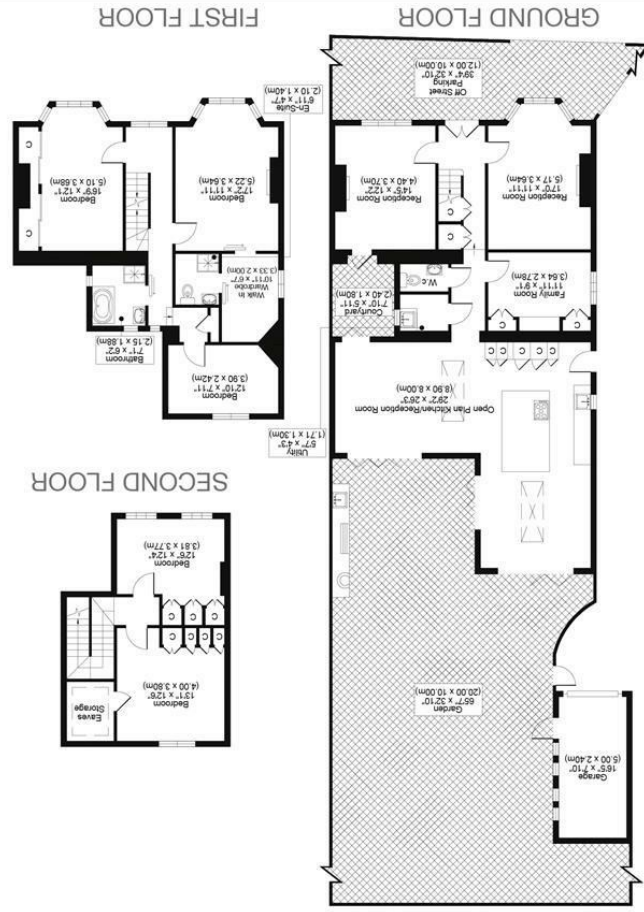
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



BANSTEAD ROAD, KT17  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT & EAVES STORAGE & GARAGE 2571 SQ.FT (239 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT & EAVES STORAGE & GARAGE 2404 SQ.FT (223 SQ.M)



CHRISTIES





# BANSTEAD ROAD, EWELL KT17 3HD

OFFERS IN EXCESS OF £1,250,000

WELCOME TO THIS FANTASTIC 5-BEDROOM, 4-RECEPTION ROOM, SEMI-DETACHED PERIOD FAMILY HOME IN THE CHARMING LOCATION OF EWELL. THIS PROPERTY IS A GEM, BOASTING A PERFECT BLEND OF SPACE, STYLE, AND CONVENIENCE.

SITUATED JUST A FEW MINUTES' WALK FROM EWELL EAST RAIL STATION, COMMUTING TO LONDON IS A BREEZE WITH SOUTHERN SERVICES AT YOUR DOORSTEP. THE PROPERTY IS ALSO IDEALLY LOCATED FOR TOWNS LIKE BANSTEAD, EPSOM, AND CHEAM, YOU WILL HAVE ACCESS TO A PLETHORA OF SUPERB AMENITIES.

ONE OF THE HIGHLIGHTS OF THIS HOME IS THE KITCHEN RECEPTION AREA WITH ITS SUPERB BREAKFAST ISLAND, ELEGANT TILED FLOORS AND STUNNING FLOOR-TO-CEILING BIFOLD DOORS OPENING OUT TO A MODERN TIERED PATIO WHICH FEATURES A BUILT-IN BARBECUE AND FOOD PREPARATION AREA, A COZY SEATING SPOT WITH A FIRE PIT, ACCESS TO THE GARAGE, AND A LUSH LAWN - PERFECT FOR CHILDREN TO PLAY.

SPANNING OVER THREE FLOORS, THE PROPERTY OFFERS AMPLE SPACE FOR A GROWING FAMILY. THE MASTER BEDROOM IS A TRUE RETREAT, COMPLETE WITH A WALK-IN WARDROBE AND AN ENSUITE SHOWER ROOM, PROVIDING A TOUCH OF LUXURY AND PRIVACY.

DO NOT MISS OUT ON THE OPPORTUNITY TO OWN THIS EXQUISITE HOME THAT SEAMLESSLY COMBINES MODERN LIVING WITH PERIOD CHARM. BOOK A VIEWING TODAY AND ENVISION YOURSELF LIVING IN THIS BEAUTIFUL SEMI-DETACHED HAVEN IN THE HEART OF EWELL.

- 5 BEDROOM, 4 RECEPTION ROOM SEMI DETACHED FAMILY HOME
- IDEALLY LOCATED FOR EPSOM, EWELL, BANSTEAD AND CHEAM
- ROOM FOR ALL THE FAMILY
- COUNCIL TAX BAND F
- EPC BAND D

