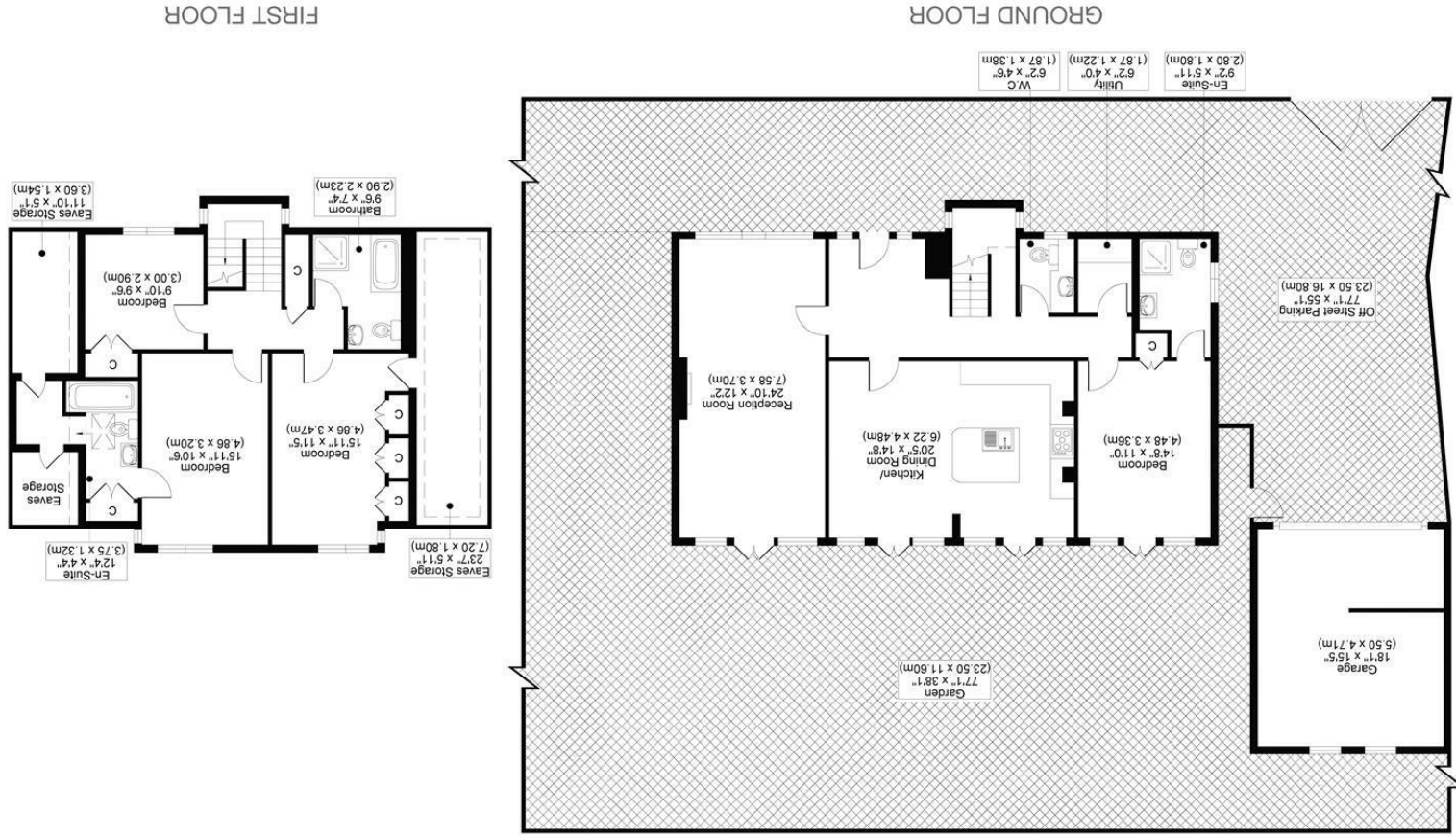




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & EAVES STORAGE & RESTRICTED HEAD HEIGHT 2394 SQ.FT (222 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & EAVES STORAGE & RESTRICTED HEAD HEIGHT 1816 SQ.FT (169 SQ.M)

BANSTEAD ROAD, KT17



# BANSTEAD ROAD, EPSOM KT17 3HL

GUIDE PRICE £1,100,000

GUIDE PRICE \*£1,100,000 - £1,200,000\*

NESTLED ON THE SOUGHT-AFTER BANSTEAD ROAD IN EPSOM, THIS STUNNING DETACHED FAMILY HOME IS A TRUE GEM WAITING TO BE DISCOVERED. BOASTING 4 BEDROOMS AND 3 BATHROOMS, THIS PROPERTY IS PERFECT FOR THOSE SEEKING SPACE AND COMFORT.

THE GROUND FLOOR FEATURES A LUXURIOUS DUAL-ASPECT MAIN RECEPTION ROOM THAT LEADS DIRECTLY TO THE REAR GARDEN, A MODERN KITCHEN DINER, AND A CONVENIENT GUEST BEDROOM WITH ITS OWN ENSUITE - PERFECT FOR VISITORS.

VENTURING UPSTAIRS, YOU WILL FIND THREE MORE WELL-APPOINTED BEDROOMS, INCLUDING THE MASTER BEDROOM WITH ITS OWN ENSUITE BATHROOM. THE FAMILY BATHROOM ON THIS FLOOR ENSURES THAT EVERYONE'S NEEDS ARE MET EFFORTLESSLY.

OUTSIDE, THE PROPERTY IMPRESSES WITH A GATED ENTRANCE PROVIDING AMPLE PARKING SPACE. THE REAR OF THE HOUSE IS A TRUE DELIGHT, FEATURING A BEAUTIFUL, DECKED AREA OVERLOOKING THE LUSH LAWN AND A CHARMING SUMMERHOUSE, PERFECT FOR ENJOYING SUNNY DAYS OR HOSTING OUTDOOR GATHERINGS.

CONVENIENTLY LOCATED NEAR EPSOM, BANSTEAD, AND CHEAM, THIS HOME OFFERS EASY ACCESS TO A PLETHORA OF AMENITIES INCLUDING SCHOOLS, SHOPS, RESTAURANTS, AND TRANSPORTATION OPTIONS. DON'T MISS THE OPPORTUNITY TO MAKE THIS FANTASTIC PROPERTY YOUR NEW HOME SWEET HOME.

- 4 BEDROOM 3 BATHROOM DETACHED FAMILY HOME
- IDEALLY LOCATED FOR EPSOM, BANSTEAD AND CHEAM'S HOST OF AMENITIES
- GATED ENTRANCE WITH STUNNING VIEWS
- EPC RATING D
- COUNCIL TAX BAND G

