



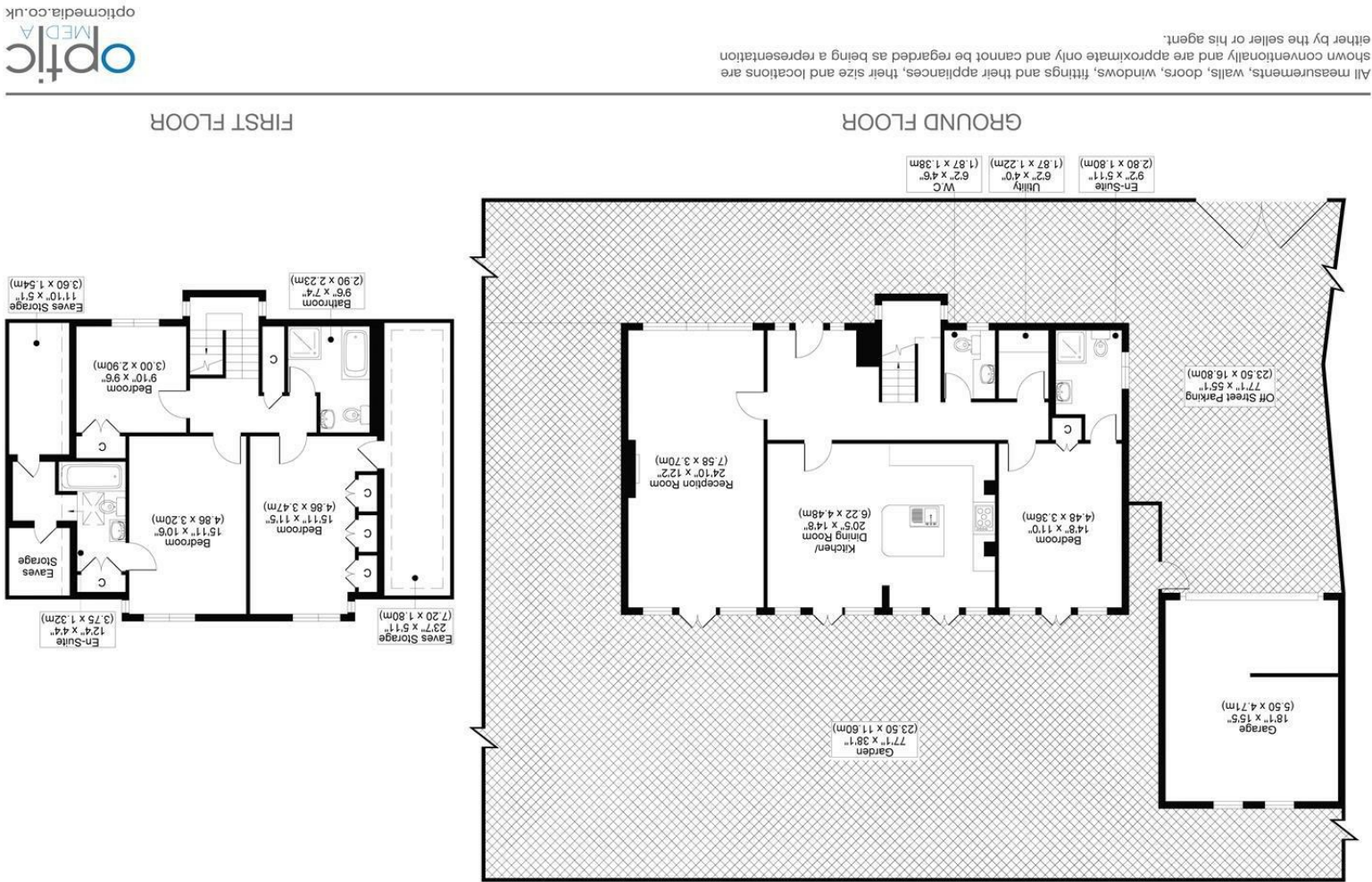
CHRISTIES



BANSTEAD ROAD, KT17

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)



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.



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RICS

The Property Ombudsman

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

