

Offers in the region of £820,000
Freehold

cubitt&west



Over 60?
You could get up to
40% off the price! *

**Fir Tree Road, Banstead, Surrey,
SM7**



- 4 bedroom detached family home
- Master bedroom with en-suite shower/dressing room
- Large conservatory
- Lounge & separate dining room
- Plenty off-road parking
- Convenient location

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Fir Tree Road, Banstead, Surrey, SM7



If you're looking for a house that's truly special, full of character, has an incredible wow factor, is great for entertaining and has versatile accommodation, then this could be the right property for you.

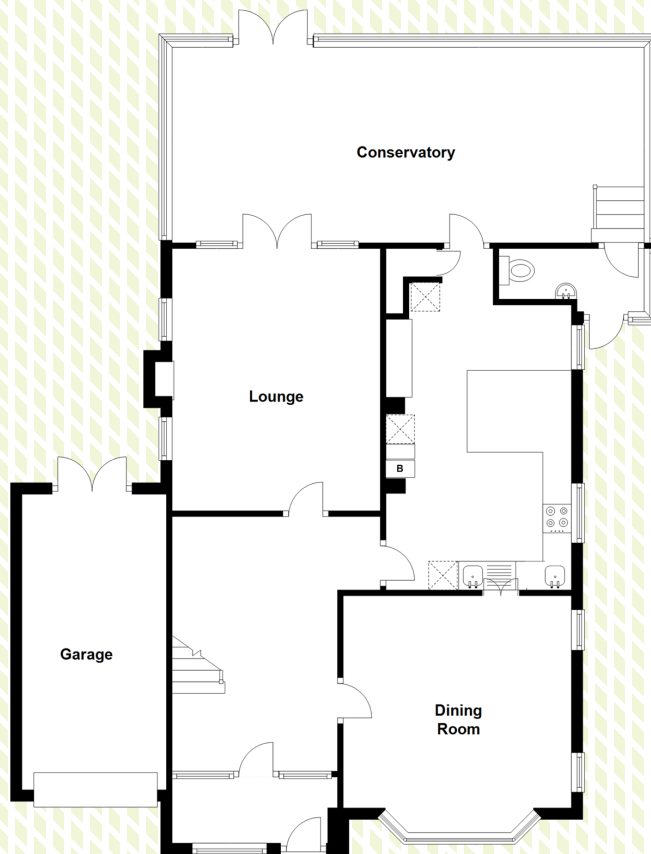
It was the individuality and kerb appeal, together with the convenience of the location that first attracted the current owner to buy this property.

Close proximity to the A217, Reigate Road, and A24 means it's perfectly placed for access to London, the M25 and the A3.

The accommodation can be made your own and adapted to how you want. Upstairs there is a large landing. The master bedroom has an en-suite shower/dressing room, whilst there is an additional two other good size rooms which all have storage available, along with a family bathroom. The layout of the accommodation is perfectly suited to a growing family. When its barbecue time in the summer, the gardens do not disappoint as they are level, secluded, and landscaped with a pond - this is the perfect place to entertain your guests. Parking can also be found in abundance due to the large frontage and garage.

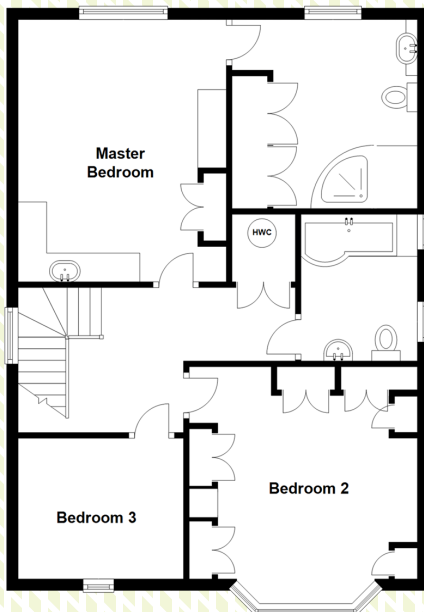
Ground Floor

Approx. 115.0 sq. metres (1238.3 sq. feet)



First Floor

Approx. 68.0 sq. metres (731.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Dining Room

17'2 x 15'1 (5.24m x 4.60m)

Kitchen

14'0 x 12'7 (4.27m x 3.84m)

Lounge

13'3 x 10'2 (4.04m x 3.10m)

Conservatory

21'10 x 10'7 (6.66m x 3.23m)

Cloakroom

FIRST FLOOR

Landing

Master Bedroom

13'2 x 11'7 (4.02m x 3.53m)

En-Suite Shower/Dressing Room

12'0 x 10'1 (3.66m x 3.08m)

Family Bathroom

Bedroom 2

14'1 x 13'0 (4.30m x 3.97m)

Bedroom 3

7'3 x 7'0 (2.21m x 2.14m)

OUTSIDE

Garage & Off-Road Parking

Front & Rear Gardens





Nearest Schools

Primary Schools: Warren Mead Junior School 0.7 miles, Banstead Community Junior School 1.3 miles, St Anne's Catholic Primary 1.3 miles

Secondary Schools: Epsom College 1.0 miles, The Beacon School 2.1 miles, Blenheim High School 2.1 miles



Transport Information

Train Stations: Banstead 0.7 miles, Epsom Downs 1.7 miles, Belmont 1.9 miles
Underground Wimbledon 6.5 miles, Colliers Wood 6.5 miles, Morden 6.9 miles



Directions

For directions to this property please contact us.



Address

Fir Tree Road, Banstead, Surrey, SM7

Buying a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.ukradon.org
- www.fensa.org.uk
- www.nesltd.co.uk



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INVESTORS
IN PEOPLE

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/ building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.
*Through our partnership with Homewise we can offer a simple 'Home For Life Plan' which will grant you a lifetime lease for your protection. This could enable you to reduce the price of your next property by up to 59%. You could increase your budget, raise money and/or clear debts.

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