



Geralds Grove, Banstead, SM7 1NE

welcome to

Geralds Grove, Banstead

Barnard Marcus are delighted to welcome to the market this fantastic five bedroom detached family home set in a popular cul-de-sac ideal for families within easy reach of Warren Mead school and offering plenty of off street parking, garage and private landscaped rear garden

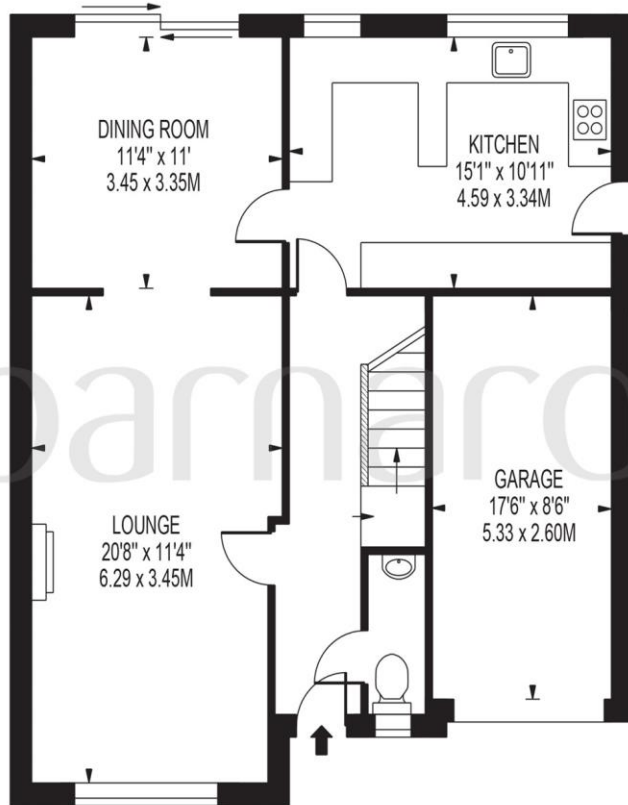


GERALD'S GROVE

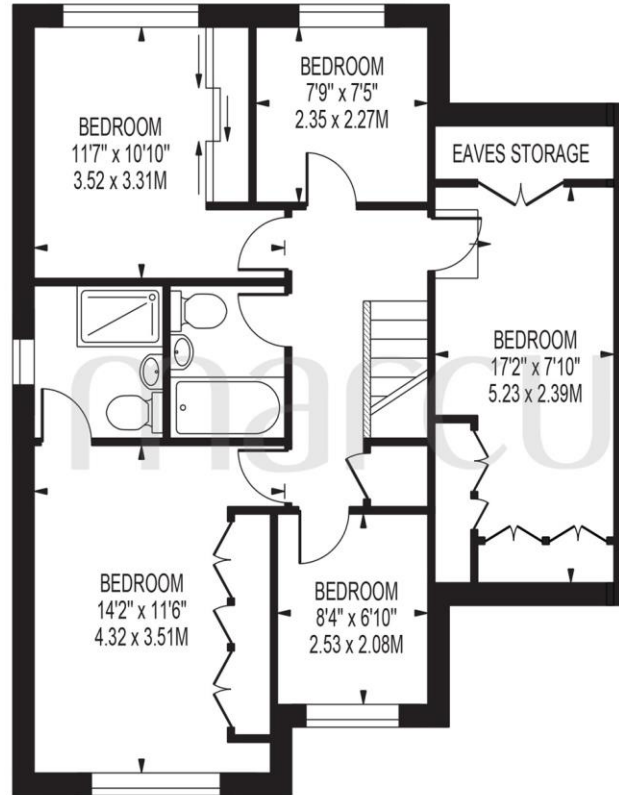
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1378 SQ FT - 128.02 SQ M
(INCLUDING EAVES STORAGE & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 22 SQ FT - 2.00 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 149 SQ FT - 13.86 SQ M



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This fantastic detached family home lies in a popular cul-de-sac with plenty of kerb appeal and offers plenty of off street parking as well as garage to the front. The home lies across two floors with the ground floor offering a spacious living and dining room, a large fitted eat in kitchen with breakfast bar and direct access to the garden. The first floor offers an impressive five bedrooms, three of which are doubles and two singles and the master bedroom offers an en-suite shower room. There is a further family bathroom with three piece suite and more loft storage overhead. The rear garden is lovely and private and not overlooked and has a patio, laid to lawn and a second rear seated area with shed and side access. The property also is fully double glazed with gas central heating throughout.

Location

Geralds Grove lies in a close consisting of a just a few houses, the property has a popular Nork location near to Warren Mead school. There are local shops at Nork Way and Drift Bridge with Banstead Village, Epsom and Sutton all within a short drive. Epsom and Banstead Downs are nearby, as is Banstead Railway Station. The A217 and A240 give arterial access to the M25 and A3 respectively.

welcome to

Geralds Grove, Banstead

- Detached
- Five Bedrooms
- Living & Diner
- Garage & Off Street Parking For Multiple Cars
- Private Rear Garden

Tenure: Freehold EPC Rating: D

offers over

£700,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS108983](https://www.barnardmarcus.co.uk/Property/EPS108983)



Property Ref:
EPS108983 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



01372 740911



Epsom@barnardmarcus.co.uk



2 Kings Shade Walk, The Ashley Centre,
EPSOM, Surrey, KT19 8EB



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)