



Beautifully presented home, within moments of Banstead High Street

exclusive to

**SAUNDERS**

[richardsaunders.co.uk](http://richardsaunders.co.uk)

# Chiltons Close Banstead SM7 2PS

Banstead Village a 1 minute walk  
London by rail 40 minutes from Banstead  
or change at Sutton 25 minutes  
M25 (Junction 8) 5 miles

All times and distances are approximate

Located within a quiet cul-de-sac, you'll find this beautifully maintained four-bedroom home. It enjoys a peaceful location, yet it's conveniently close to Banstead High Street with its array of excellent shops and restaurants.

- | Hallway
- | Cloakroom
- | Kitchen - Dining Room
- | Utility Room
- | Garage/Storage
- | Sitting Room
- | Four Double Bedrooms
- | Family Bathroom
- | Shower Room
- | Off-Street Parking
- | Private Garden

Price £749,500



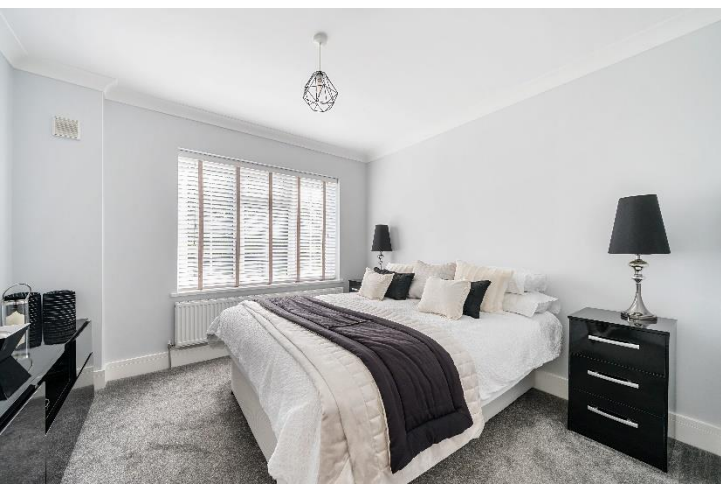


In the last few years, the property has been completely refurbished to an exceptional standard to create a bright and spacious home with a crisp, contemporary finish throughout. The open-plan kitchen - dining room features bi-folding doors leading out to a private courtyard garden which is an ideal space for entertaining and directly backs onto the local park. The kitchen is fully-fitted with a range of high quality Bosch appliances and a range of cabinets with marble worktops and breakfast bar, and benefits from access to a separate laundry room and garage storage. The first floor has a full-width spacious sitting room, a double bedroom and modern shower room, with the top floor boasting three further well-proportioned bedrooms and another modern family bathroom. The gardens are low maintenance and in beautiful condition with a gate leading you directly into the park, offering many places to sit and enjoy the tranquillity. A truly stunning home now available with no onward chain



This peaceful location backing the Lady Neville Park is within moments of the High Street with its excellent shopping including Waitrose Supermarket and M&S Simply Food. There is also a choice of sought-after schools and nurseries within a short walk and nearby the A217 gives an arterial route to London and to the M25 at Reigate Hill (Junction 8). The village also offers much for social and leisure pursuits including many restaurants, cafes and the Woolpack pub.

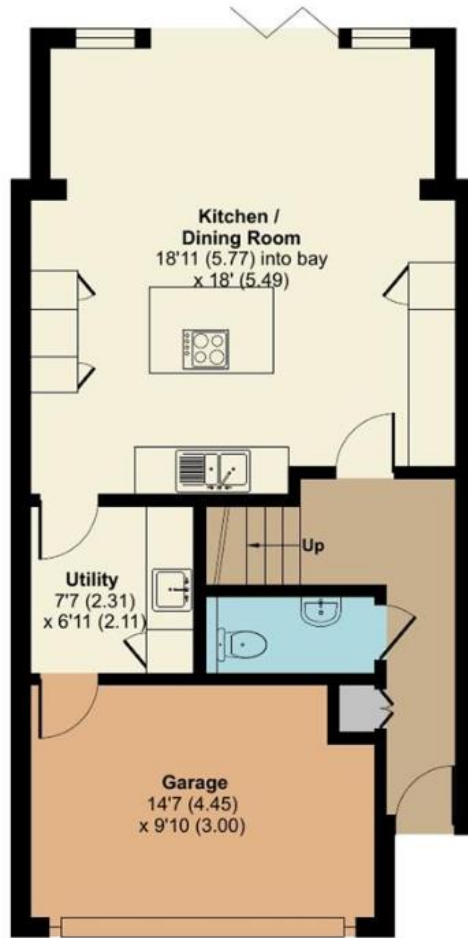
Four Double Bedrooms | Block Paved Driveway | No Onward Chain | Excellent Storage Throughout | Recently Re-Wired And Plumbed | Newly Fitted Megaflow Hot Water And Heating System | Direct Access To The Park | Contemporary Family Bathroom | Modern Shower Room | Fitted CCTV Monitoring System



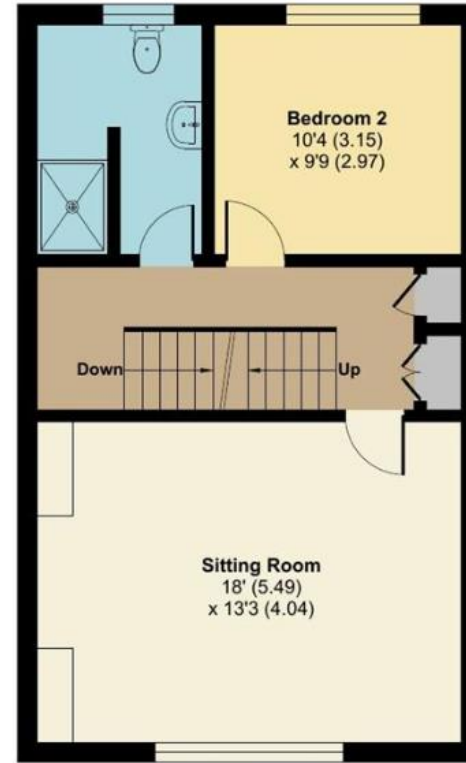
**TOTAL FLOOR AREA**

**1,723 SQ FT / 159.9 SQ M**

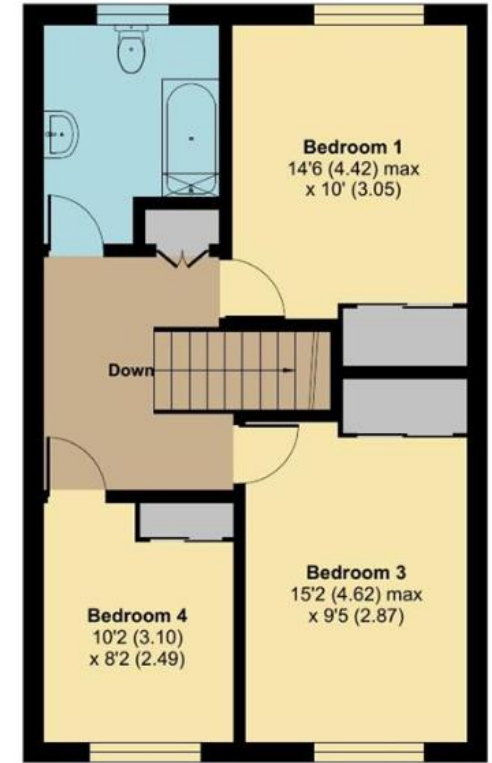
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		77 C	86 B



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

discover more at [richardsaunders.co.uk](http://richardsaunders.co.uk)



Tenure: Freehold  
 Local Authority: Reigate and Banstead Borough Council  
 Council Tax Band: E  
 All mains services  
 To the best of our knowledge on production of this brochure

**IMPORTANT NOTICE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Viewing  
 Please call us to arrange  
 a viewing appointment

1 Waterhouse Lane  
 Kingswood  
 01737 360000

2 High Street  
 Banstead  
 01737 363333

Residential Lettings  
 All Areas  
 01737 370700

