



Detached family home with a wealth of original features

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# Fir Tree Road Banstead SM7 1NQ

Banstead Village within a mile  
London by rail 40 minutes from Banstead  
or change at Sutton 25 minutes  
M25 (Junction 8) 5 miles  
*All times and distances are approximate*

Ideally located just moments from Banstead Station and a variety of local shops, this well-presented detached family home offers an impressive and versatile interior designed for modern living. The property boasts a secluded, southerly-facing garden that provides a peaceful outdoor retreat, along with ample off-street parking. Spacious and thoughtfully arranged, the home is perfect for families seeking comfort, convenience, and flexibility.

- | Hallway
- | Downstairs cloakroom
- | Dining room
- | Sitting room
- | Kitchen - dining room
- | Utility room
- | Conservatory
- | Four bedrooms
- | Family shower room
- | En-suite shower room
- | Garden room
- | Private garden
- | Off-street parking

Offers Over £900,000







This distinctive and beautifully presented detached family home offers spacious, flexible accommodation that perfectly balances character and contemporary style, making it an ideal choice for modern family living. From the moment you step inside, the generous and welcoming hallway sets the tone for the rest of the property. A highlight of the home is the fully-integrated kitchen and breakfast room, thoughtfully designed as a central hub for everyday life. The spacious sitting room offers a warm and inviting atmosphere, while the bright and airy conservatory, with direct access to the garden, provides a tranquil space with views over the mature, private garden. Upstairs, the well-proportioned bedrooms offer peaceful retreats, complemented by stylish bathrooms featuring high-quality contemporary fittings and finishes. The rear garden is both mature and secluded - ideal for entertaining, family gatherings, or simply unwinding in a serene outdoor setting.

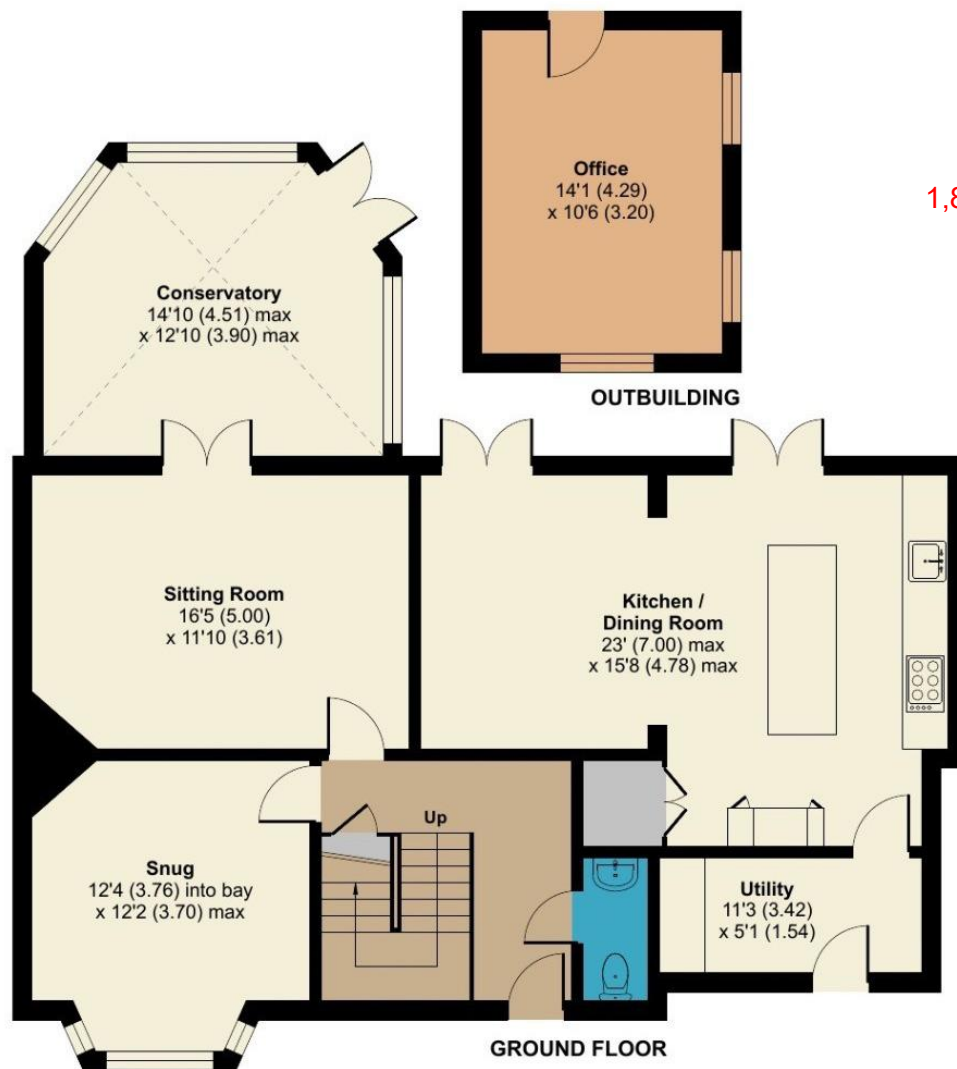


Located in a highly sought-after area, the property enjoys an excellent balance of privacy and convenience, with easy access to local amenities, reputable schools, and transport links.

Fir Tree Road is a prime residential road within walking distance to the shops and restaurants at both Nork Way and Drift Bridge. Further amenities and shopping facilities can be found at Banstead Village, with both Sutton and Epsom also accessible. There is an excellent choice of schools in this vicinity, together with a choice of sports and recreational clubs for all ages.

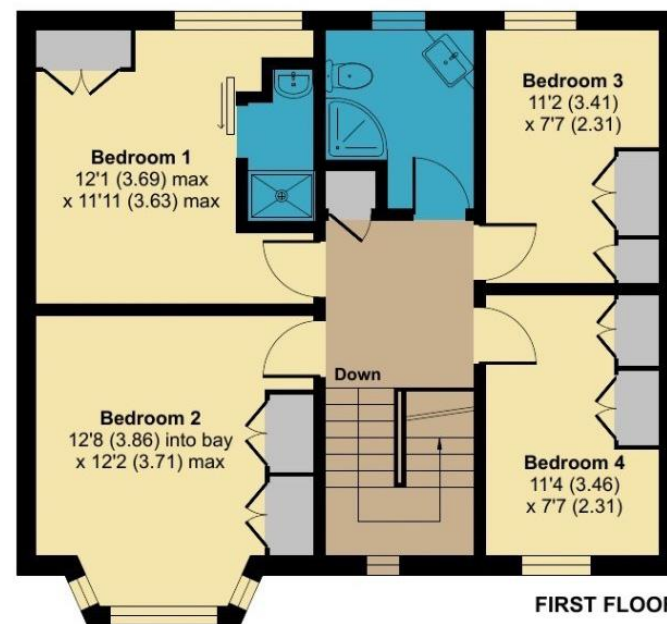


Four well-appointed bedrooms with storage | A wealth of original features | Ample amount of off-street parking | Within moments of Banstead station | Generous South-Westly facing mature garden | Presented to a high standard throughout | Garden office room | Utility room with direct, external access



**TOTAL FLOOR AREA**

**1,869 SQ FT / 173.6 SQ M**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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