



{ GABLES WAY, BANSTEAD SM7
£4,250 PER MONTH AVAILABLE 12/10/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Gables Way, Banstead SM7

£4,250 Per Month
Unfurnished

 **5 Bedrooms**
 **3 Bathrooms**
 **5 Receptions**

Features

- Five Bedrooms, - Four reception rooms, - Conservatory, - Three bathrooms, - Kitchen & separate utility room, - Private garden, - Driveway & double garage, - Council tax band G

Council Tax

Council Tax Band G

Hamptons

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{ PRIVATE CUL-DE-SAC LOCATION

The Property

An outstanding detached family home located on a quiet cul de sac close to Banstead Village. This spacious and airy home comprises of five double bedrooms, two with en-suites. Four reception rooms including living room, dining room, drawing room and study. The kitchen/family room provides an ideal social space and features views over the rear garden complimented by a well specified kitchen with integral appliances. Double doors from the kitchen lead to the dining room which in turn has double doors leading out onto the rear patio and garden, . Double Garage and driveway parking. Available Unfurnished or Part Furnished

Outside

Block pave driveway leads to the detached double garage, both the front and rear gardens have been professionally landscaped, the front garden provides beds and borders which are well stocked with shrubs and planting, the landscaped rear garden includes shrubs and planting to the boundaries and also offers ample garden space on either side of the property

Location

The property is situated at the end of a private no through road just West of the village of Banstead and North of the villages of Kingswood and Tadworth, the area has a range of local shops and a large asda store as well as being located equidistance to both Tadworth and Banstead railway station. The area includes many lovely countryside walks as well as being particularly convenient for access to A217 and the M25 (junction 8) at Reigate.



Gables Way, 48 Brighton Road, Banstead, SM7

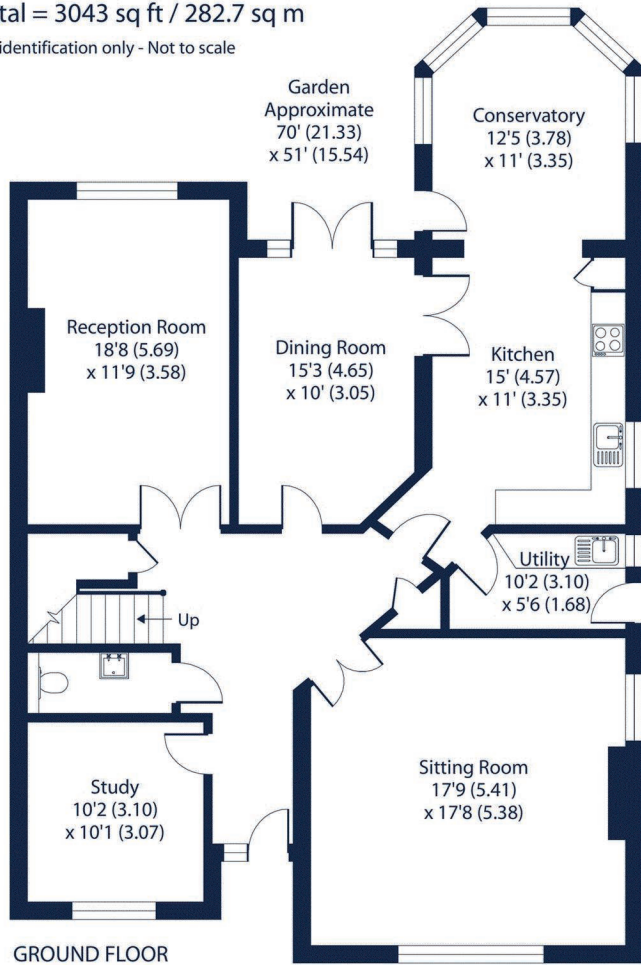
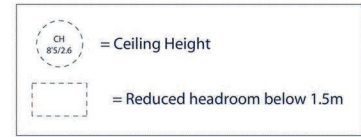
Approximate Area = 2669 sq ft / 247.9 sq m

Limited Use Area(s) = 20 sq ft / 1.9 sq m

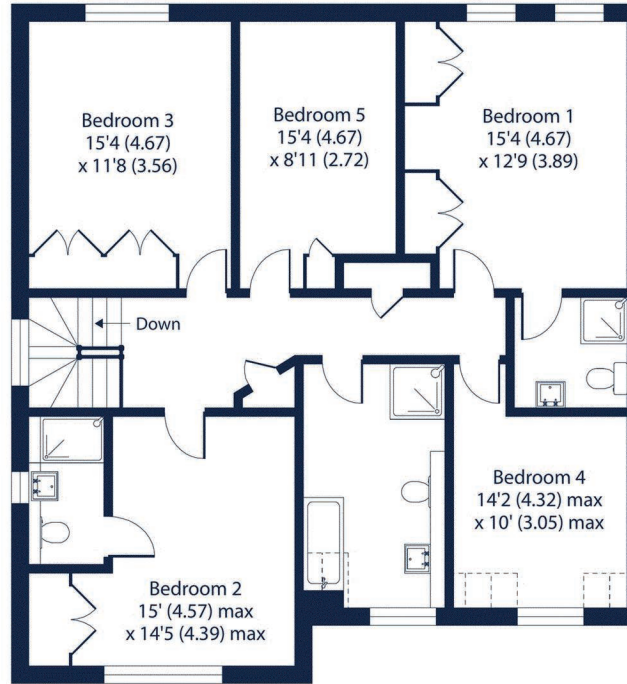
Garage = 354 sq ft / 32.9 sq m

Total = 3043 sq ft / 282.7 sq m

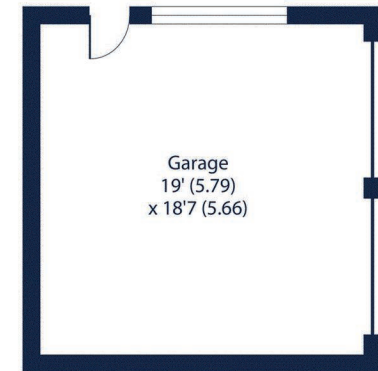
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

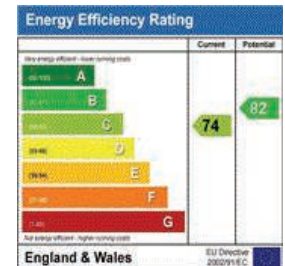


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hamptons. REF: 969270

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.





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THE HOME EXPERTS