



The **PERSONAL** Agent

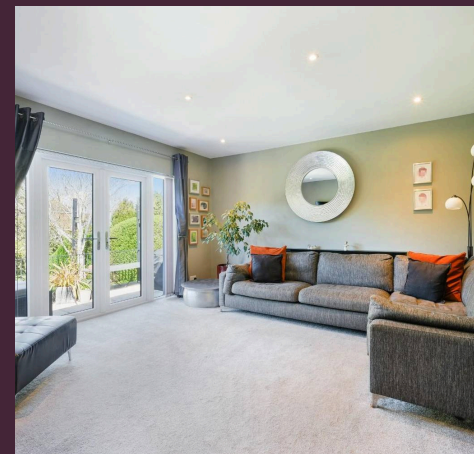
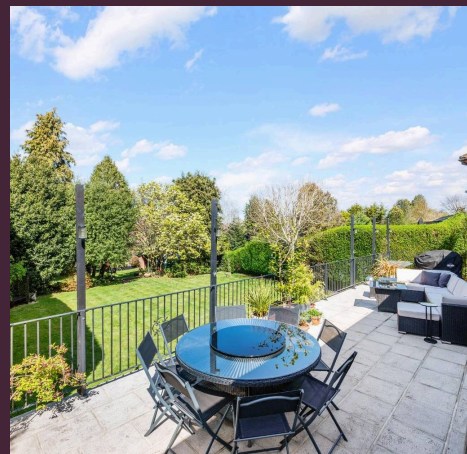
The Drive, Banstead
£1,250,000

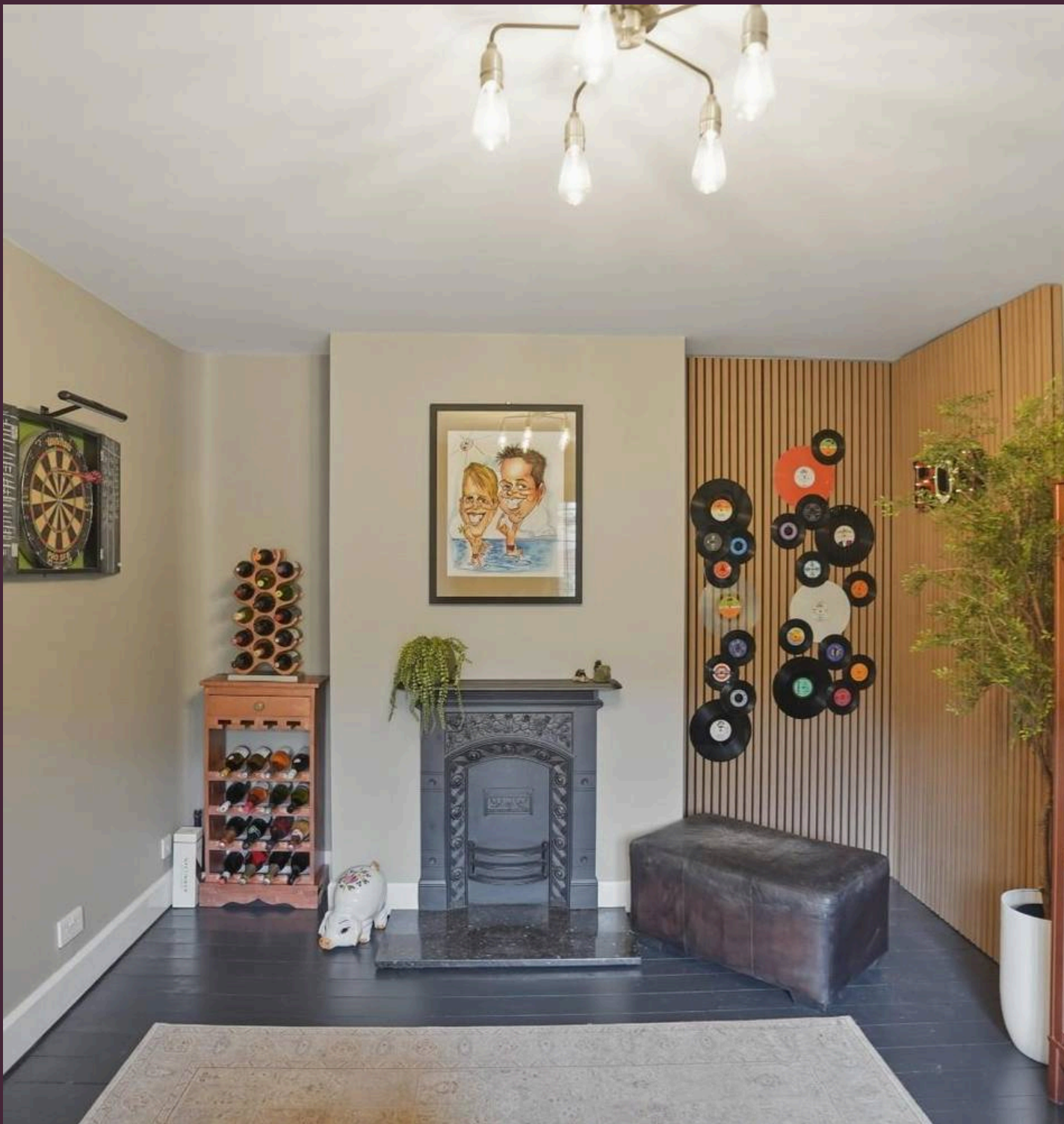
The Drive

Banstead

- Chain Free
- Spacious open plan kitchen/dining/family room with views over the garden
- Beautifully presented throughout
- Three further reception rooms offering versatile accommodation
- Driveway providing ample amount of off street parking
- Integrated garage with internal access
- Located within this popular tree lined road within walking distance of Banstead Village, Banstead Station and Nork Park
- Mature large, private garden with raised patio area
- Four generous bedrooms including principal bedroom with contemporary en suite

A beautifully presented four bedroom detached home, set on a sought after tree lined road close to Banstead Village and Nork Park. Finished to a high standard throughout, the home has been thoughtfully modernised to create a bright and spacious interior, perfectly suited to contemporary family life.





Description

Stylish and spacious four-bedroom home offering exceptional family living, with a high-quality open-plan kitchen, dining and family area spanning the rear of the property and overlooking the landscaped garden. Three further reception rooms provide excellent flexibility, including a lounge with garden access, formal dining/family room and study. The ground floor also benefits from a utility/boot room, guest cloakroom and cellar. Upstairs are four well-proportioned bedrooms, including a luxurious principal suite with en suite featuring a freestanding bath and separate rainfall shower, plus a contemporary family bathroom. Outside, the property offers a generous driveway, integral double garage and substantial private landscaped garden with raised patio and views towards London. Plans have also been drawn up for two additional double bedrooms, each with an en suite, offering significant potential to further increase space and value, subject to planning approval.



Outside, the front of the property provides ample off street parking via a smart block-paved driveway, along with access to an integral double garage, which also leads to a useful cellar space below. The sunny rear garden offers a high degree of privacy, bordered by mature planting and thoughtfully landscaped to create distinct areas for relaxation and recreation. A raised terrace provides the perfect setting for outdoor dining, with steps leading down to well maintained lawns and a substantial brick built garden store. Situated along a picturesque, tree lined avenue leading directly to the green open spaces of Nork Park, this location offers both tranquillity and outstanding convenience. Banstead Village is within easy walking distance or a short drive, providing a vibrant selection of over 100 shops, cafés, and restaurants, including well known retailers such as Waitrose and Marks & Spencer Simply Food. For commuters, Banstead Station is approximately one mile away, while the nearby centres of Cheam, Ewell, and Epsom are all readily accessible.

The area is particularly well connected by road, with the A240 and A217 close at hand, offering direct routes to the A3 and M25, and enabling efficient travel into central London as well as to Heathrow and Gatwick airports. Renowned for its setting within the Surrey Downs, the area also benefits from an excellent choice of schooling across Banstead, Sutton, and Cheam. A wide range of recreational opportunities are nearby, including golf at Cuddington Golf Club, scenic walks across Banstead Downs, and a variety of sports, leisure, and cultural amenities.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

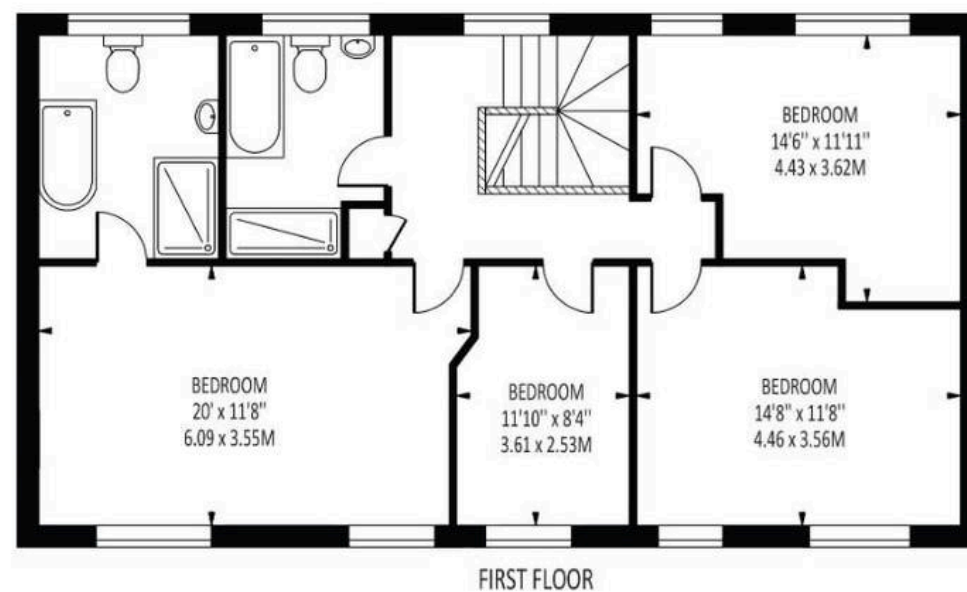
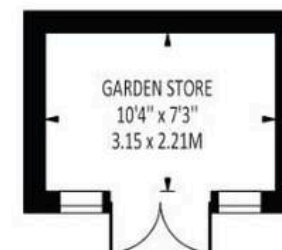
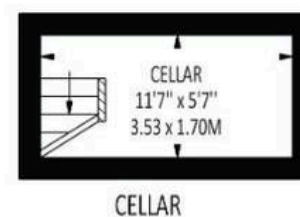


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The Drive

Total Area: 2633 SQ FT • 244.61 SQ M
(Including Garage & Garden Store)
Garage Area : 317 SQ FT • 29.43 SQ M
Garden Store Area : 75 SQ FT • 6.96 SQ M



Disclaimer: 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 of 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.



The Personal Agent Ltd

The Personal Agent, 141 High Street, Banstead - SM7 2NS

01737333699 • Banstead@thepersonalagent.co.uk • thepersonalagent.co.uk/