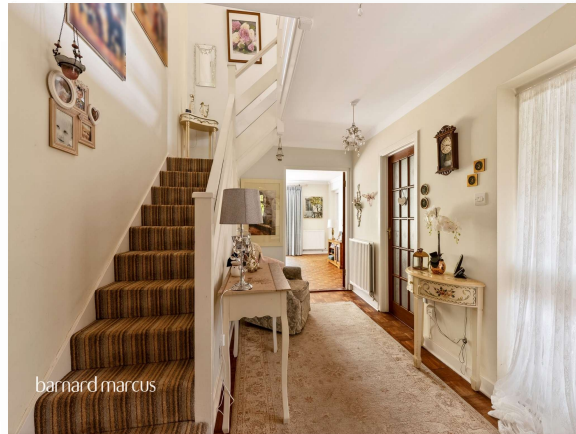


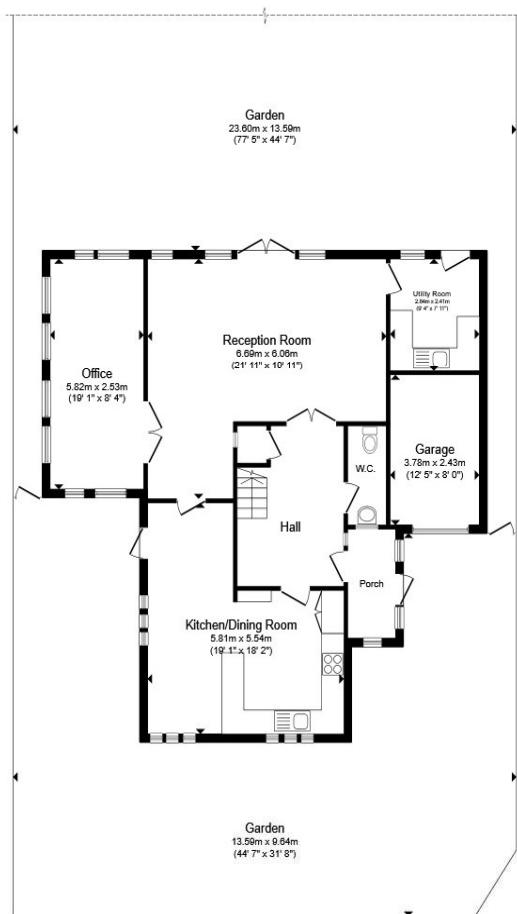


Wellesford Close, Banstead, SM7 2HL

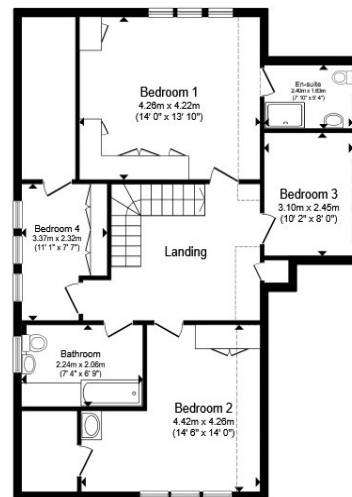
welcome to
Wellesford Close, Banstead

Barnard Marcus are delighted to bring to the market this superb four-bedroom detached home, tucked away in a sought-after cul-de-sac and enjoying stunning south-facing views over open farmland, just moments from excellent schools and Banstead village.





Ground Floor



First Floor



Total floor area 188.1 m² (2,025 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Barnard Marcus are delighted to present this fantastic four-bedroom detached home, enviably positioned in a sought-after cul-de-sac and backing directly onto open farmland.

The property is entered via a spacious and welcoming entrance hall, which leads through to an impressive open-plan kitchen with ample space for dining, ideal for both family life and entertaining. A generous reception room features attractive parquet flooring and French doors that open onto the beautifully positioned south-facing rear garden, allowing plenty of natural light to flood the space. Completing the ground floor is a useful study, a separate utility room and a convenient cloakroom.

Upstairs, the first floor offers four well-proportioned bedrooms, all of excellent size. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Externally, the property continues to impress with a large driveway providing ample off-street parking, along with a garage. The real highlight is the south-facing rear garden, which enjoys uninterrupted views across open farmland. A patio area leads seamlessly onto a well-maintained lawn, creating a wonderful space for relaxation and outdoor dining. This charming home also offers excellent potential for extension, subject to the usual planning permissions.

Ideally located close to highly regarded local schools and nurseries, the property is also within easy reach of Banstead village.

welcome to

Wellesford Close, Banstead

- Detached Family Home
- Exclusive Cul-De-Sac Location
- Four Bedrooms
- Family Bathroom & En-Suite
- Large Driveway & Garage
- South Facing Rear Garden Overlooking Farmland
- Open Plan Kitchen & Utility

Tenure: Freehold EPC Rating: D

Council Tax Band: G

offers in excess of

£850,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110475



Property Ref:

EPS110475 - 0003

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.



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