



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
 Incorporating International Property Measurement Standards (IPMS2 Residential). © rchecomm 2026.
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Fir Tree Road, Banstead, SM7
 Approximate Area = 2015 sq ft / 187.1 sq m (excludes carport)
 Garage = 112 sq ft / 10.4 sq m
 Outbuilding = 226 sq ft / 20.9 sq m
 Total = 2353 sq ft / 218.4 sq m
 For identification only - Not to scale



FIR TREE ROAD, BANSTEAD SM7 1NQ

GUIDE PRICE £1,000,000

GUIDE PRICE £1,000,000 - £1,050,000

AN ATTRACTIVE AND SUBSTANTIAL FIVE-BEDROOM DETACHED FAMILY RESIDENCE OCCUPYING A GENEROUS PLOT ON ONE OF BANSTEAD'S MOST SOUGHT-AFTER RESIDENTIAL ROADS. THIS IMPRESSIVE HOME OFFERS SPACIOUS AND VERSATILE ACCOMMODATION PERFECTLY SUITED TO MODERN FAMILY LIVING.

THE PROPERTY FEATURES A WELCOMING ENTRANCE HALL LEADING TO A SELECTION OF WELL-PROPORTIONED RECEPTION AREAS, INCLUDING A BRIGHT AND SPACIOUS LIVING ROOM OVERLOOKING THE REAR GARDEN, A SEPARATE FAMILY ROOM, FORMAL DINING ROOM AND A STUDY, IDEAL FOR THOSE WORKING FROM HOME. THE FITTED KITCHEN IS COMPLEMENTED BY A USEFUL UTILITY ROOM, WHILST A CONSERVATORY PROVIDES ADDITIONAL LIVING SPACE AND ENJOYS ATTRACTIVE VIEWS ACROSS THE GARDEN.

TO THE FIRST FLOOR ARE FIVE BEDROOMS, INCLUDING A GENEROUS PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM, TOGETHER WITH A FAMILY BATHROOM SERVING THE REMAINING BEDROOMS. THE LAYOUT OFFERS EXCELLENT FLEXIBILITY FOR GROWING FAMILIES AND THOSE REQUIRING GUEST ACCOMMODATION OR DEDICATED HOME OFFICE SPACE.

A PARTICULAR FEATURE OF THE PROPERTY IS THE MAGNIFICENT REAR GARDEN, BEAUTIFULLY ESTABLISHED WITH MATURE PLANTING, LAWNS AND SEATING AREAS, IT PROVIDES A WONDERFUL SETTING FOR OUTDOOR ENTERTAINING, RELAXATION AND FAMILY ENJOYMENT. TO THE FRONT, A LARGE BLOCK-PAVED DRIVEWAY PROVIDES EXTENSIVE OFF-STREET PARKING FOR NUMEROUS VEHICLES AND LEADS TO THE GARAGE.

FIR TREE ROAD IS REGARDED AS ONE OF BANSTEAD'S PREMIER RESIDENTIAL ADDRESSES, IDEALLY LOCATED FOR BANSTEAD VILLAGE HIGH STREET WITH ITS EXCELLENT RANGE OF SHOPS, CAFÉS AND RESTAURANTS. THE PROPERTY IS ALSO CONVENIENTLY POSITIONED FOR HIGHLY REGARDED LOCAL SCHOOLS, OPEN GREEN SPACES AND

- DETACHED FIVE-BEDROOM FAMILY HOME
- PREMIER BANSTEAD RESIDENTIAL LOCATION
- EXCELLENT POTENTIAL FOR FURTHER ENHANCEMENT (SUBJECT TO PLANNING PERMISSION)
- CONVENIENT FOR BANSTEAD VILLAGE, SCHOOLS AND TRANSPORT LINKS
- COUNCIL TAX BAND F
- EPC RATING D

