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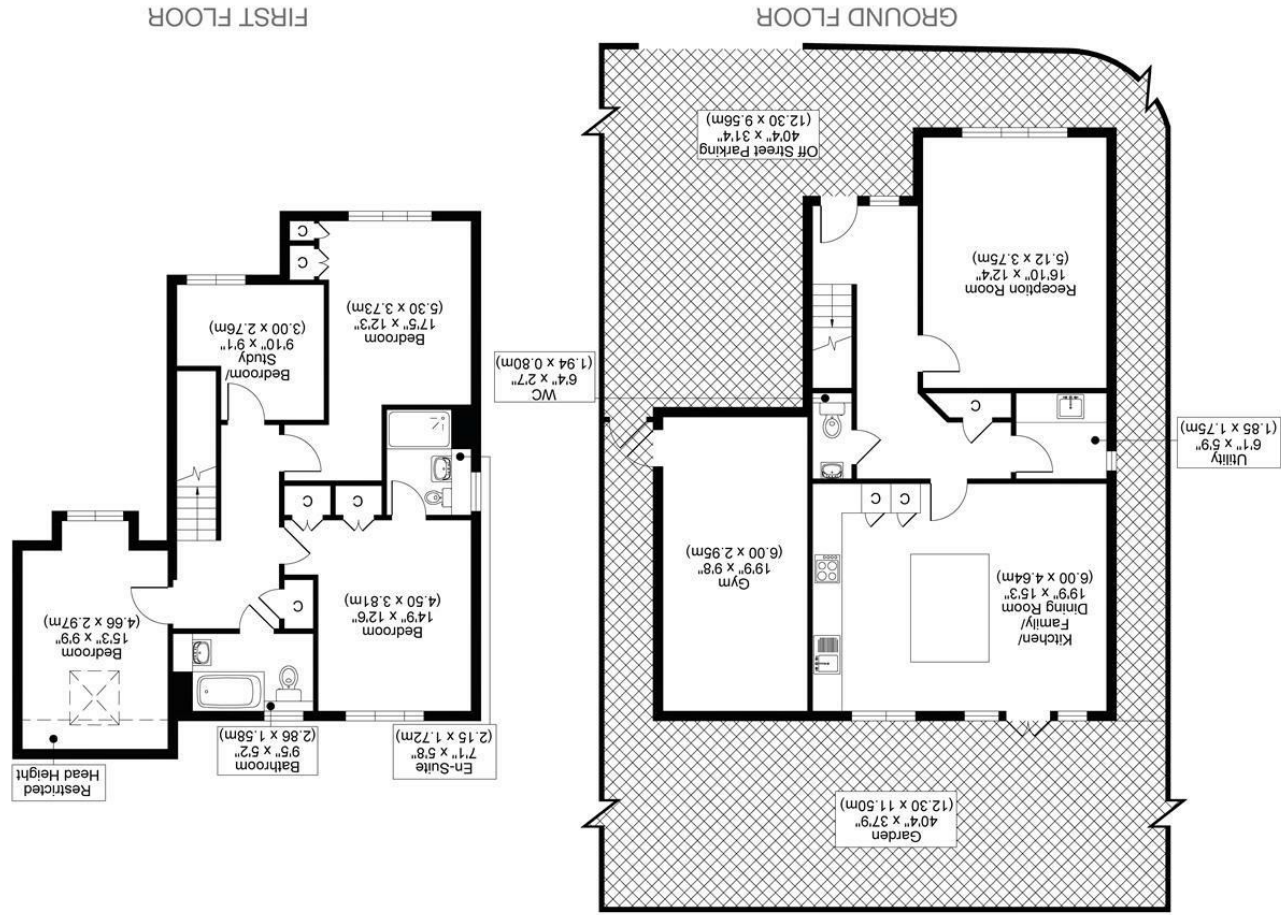
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING/RESTRICTED HEAD HEIGHT 1678 SQ.FT (156 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING/RESTRICTED HEAD HEIGHT 1462 SQ.FT (136 SQ.M)  
 BRAMBLING CLOSE, SMT



CHRISTIES



# BRAMBLING CLOSE, BANSTEAD SM7 1DP

GUIDE PRICE £850,000

\*\*GUIDE PRICE: £850,000 - £900,000\*\*

A BEAUTIFULLY PRESENTED, SPACIOUS FOUR-BEDROOM DETACHED FAMILY HOME, TUCKED AWAY WITHIN A PRIVATE DEVELOPMENT IN BANSTEAD. THIS MODERN HOME COMBINES STYLISH INTERIORS WITH PRACTICAL FAMILY LIVING AND A SUPERB HOME-WORKING OR FITNESS SETUP.

THE GROUND FLOOR IS CENTRED AROUND AN IMPRESSIVE OPEN-PLAN KITCHEN/FAMILY/DINING ROOM, FEATURING A LARGE CENTRAL ISLAND, SLEEK CONTEMPORARY UNITS AND AMPLE SPACE FOR ENTERTAINING. TO THE FRONT OF THE PROPERTY IS A GENEROUS SEPARATE RECEPTION ROOM WITH A BRIGHT AND ELEGANT FEEL, WHILST FURTHER BENEFITS INCLUDE A UTILITY ROOM AND DOWNSTAIRS WC.

A STANDOUT FEATURE OF THE HOME IS THE CONVERTED GARAGE/GYM ROOM, PROVIDING AN IDEAL FITNESS STUDIO, HOME OFFICE, GAMES ROOM OR ADDITIONAL RECEPTION SPACE DEPENDING ON A BUYER'S REQUIREMENTS.

UPSTAIRS, THE PROPERTY OFFERS FOUR WELL-PROPORTIONED BEDROOMS, INCLUDING A SPACIOUS PRINCIPAL SUITE WITH FITTED WARDROBES AND EN-SUITE SHOWER ROOM. THE REMAINING BEDROOMS ARE SERVED BY A MODERN FAMILY BATHROOM, WITH THE FOURTH BEDROOM CURRENTLY LENDING ITSELF PERFECTLY AS A NURSERY OR STUDY.

EXTERNALLY, THE PROPERTY BENEFITS FROM OFF-STREET PARKING AND A WELL-MAINTAINED REAR GARDEN OFFERING A GOOD DEGREE OF PRIVACY WITH PATIO SEATING AREA AND LAWN.

- FOUR-BEDROOM DETACHED FAMILY HOME SET WITHIN A PRIVATE DEVELOPMENT IN SOUGHT-AFTER BANSTEAD, OFFERING STYLISH MODERN INTERIORS AND VERSATILE FAMILY LIVING.
- STUNNING OPEN-PLAN KITCHEN/FAMILY/DINING ROOM WITH CENTRAL ISLAND AND ENTERTAINING SPACE, ALONGSIDE A SEPARATE RECEPTION ROOM, UTILITY ROOM AND DOWNSTAIRS WC.
- VERSATILE CONVERTED GARAGE/GYM ROOM IDEAL AS A HOME OFFICE, FITNESS STUDIO, GAMES ROOM OR ADDITIONAL RECEPTION SPACE TO SUIT A BUYER'S NEEDS.
- REAR GARDEN WITH PATIO AND LAWN, OFF-STREET PARKING, AND CONVENIENTLY LOCATED CLOSE TO BANSTEAD VILLAGE, LOCAL SCHOOLS, PARKS AND TRANSPORT LINKS.
- COUNCIL TAX BAND G
- EPC TBC

