



Excellent modern house in an accessible location

exclusive to

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Banstead SM7

London 15 Miles Epsom 3 miles Reigate 5 miles
Banstead Station 1 mile – London Victoria in 40 minutes
M25 4 miles at either Reigate (J8) or Leatherhead (J9)
All times and distances are approximate

Tucked away in this gated close, this modern semi-detached house is within walking distance of Banstead Village and a choice of excellent schools.

Bright and contemporary accommodation designed for today's family needs.

Price £850,000

View by appointment please through
Richard Saunders and Company
Telephone 01737 363333

banstead@richardsaunders.co.uk



- Entrance Hall ▪ Cloakroom
- Sitting Room - Dining Room ▪ Kitchen
- 4 Bedrooms ▪ Ensuite Shower Room ▪ Family Bathroom
- Integral garage with Utility ▪ Frontage with Driveway Parking
- Some 45' (d) x 28' (w) Rear Garden



Part of a development built in 2010, the property is situated towards the corner of this gated close and offers good-sized and well-presented family accommodation.

The entrance hall leads to a bright living room and the contemporary, high-gloss kitchen includes integrated appliances. From both the living room and the kitchen, there are double doors leading onto the West facing terrace creating perfect spaces to entertain family and friends, or just to enjoy the afternoon and evening sun. On the first floor there are four double bedrooms, the principal bedroom has an ensuite shower room in addition to a family bathroom.

There is off street parking for at least two cars in addition to the garage which includes a utility area and there's a side access to the garden which extends to around 45' x 28'.

Arrange your viewing of this characterful home through the owners' agents, Richard Saunders and Company of Banstead 01737 363333



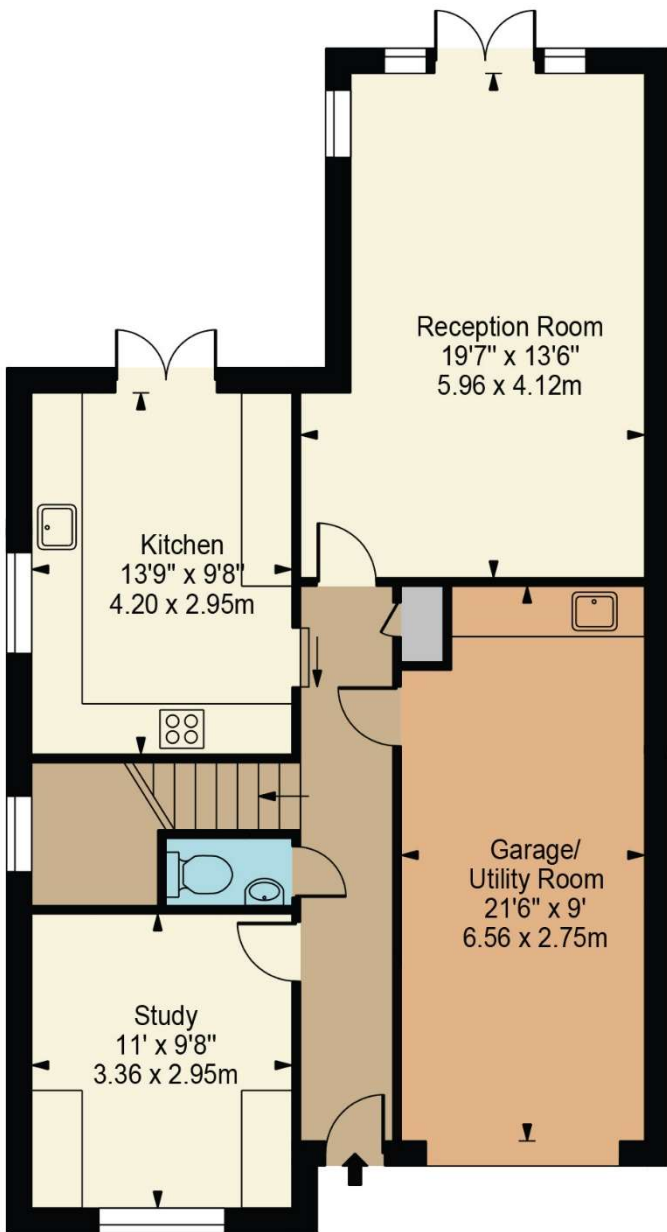


A tucked away location but with great accessibility. Banstead Village with its extensive shopping that includes both Waitrose Supermarket and M&S Foodstore is within walking distance and there is a choice of excellent schools, both in the village and Nork area.

Reigate, Epsom and Sutton are all easily reached by car or bus and there are rail services from Banstead Station which is within a mile. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8) or Leatherhead (J9) give swift access to Heathrow and Gatwick Airports, the Eurotunnel and the coastal ports.

High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including the open spaces of nearby Banstead Downs, Nork Park and Epsom Downs and Racecourse. This provides abundant open countryside for walking, cycling and horse-riding and there are many pubs, restaurants, local theatre and cinema nearby.

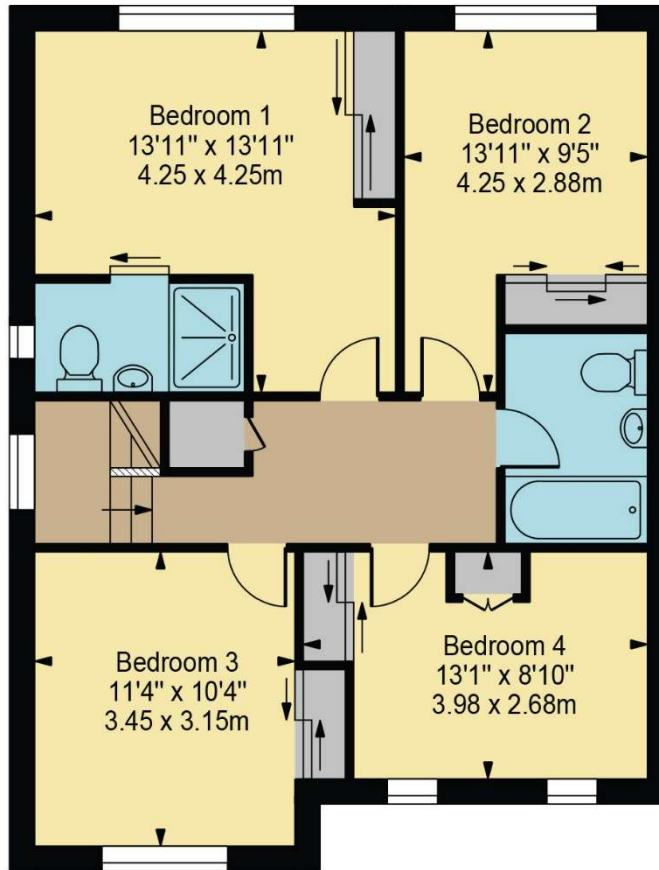




GROUND FLOOR

**TOTAL
FLOOR AREA**

1,595 square feet
148.2 square metres



FIRST FLOOR

The many features of this fine home include:

- Excellent modern house in gated close
- West-facing terrace and garden
- Ideal for entertaining family and friends
- Contemporary kitchen with appliances
- Four double bedrooms, each with wardrobes
- Modern ensuite shower room and bathroom
- Gas central heating and double glazing
- Well presented throughout
- Garage and off street parking for two cars
- Walking distance from the village and schools

Tenure: Freehold
Local Authority: Reigate and Banstead BC
Council Tax Band: F
Broadband: Full Fibre Broadband
All mains services
To the best of our knowledge on production of this brochure

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

