



**Birch Close, Banstead, SM7**  
Approximate Area = 1387 sq ft / 128.8 sq m  
Garage = 192 sq ft / 17.8 sq m  
Total = 1579 sq ft / 146.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.  
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# BIRCH CLOSE, BANSTEAD SM7 1NR

# OFFERS IN EXCESS OF £830,000

LOCATED IN THE TRANQUIL BIRCH CLOSE, BANSTEAD, THIS EXQUISITE, DETACHED FAMILY HOME, BUILT IN 2006, OFFERS A HARMONIOUS BLEND OF MODERN LIVING AND CONVENIENCE. WITH FOUR GENEROUSLY SIZED DOUBLE BEDROOMS, INCLUDING A MASTER SUITE WITH AN ENSUITE BATHROOM, THIS PROPERTY IS DESIGNED TO ACCOMMODATE THE NEEDS OF A GROWING FAMILY.

AS YOU ENTER, YOU ARE WELCOMED BY TWO ELEGANT RECEPTION ROOMS THAT PROVIDE AMPLE SPACE FOR BOTH RELAXATION AND ENTERTAINING. THE HEART OF THE HOME IS UNDOUBTEDLY THE LUXURY KITCHEN DINER, WHICH IS COMPLEMENTED BY AN ADDITIONAL UTILITY ROOM, MAKING DAILY CHORES A BREEZE. THE SPACIOUS LOUNGE, WITH ITS DELIGHTFUL VIEWS OVER THE BEAUTIFULLY LANDSCAPED GARDENS, CREATES A PERFECT SETTING FOR UNWINDING IN THE SUN.

UPSTAIRS, THE FOUR DOUBLE BEDROOMS ENSURE THAT EVERYONE HAS THEIR OWN COMFORTABLE RETREAT, WHILE THE FAMILY BATHROOM ON THE LANDING ADDS TO THE PRACTICALITY OF THE LAYOUT. THE PROPERTY ALSO BOASTS A GARAGE, PROVIDING CONVENIENT PARKING.

SITUATED IN A PRIVATE MODERN DEVELOPMENT, THIS HOME IS JUST MINUTES AWAY FROM BANSTEAD RAIL STATION AND THE VIBRANT HIGH STREET, WHICH OFFERS A VARIETY OF AMENITIES. FAMILIES WILL APPRECIATE THE PROXIMITY TO SEVERAL OUTSTANDING SCHOOLS, AS WELL AS EASY ACCESS TO THE NEARBY TOWNS OF CHEAM AND EPSOM.

THIS STUNNING PROPERTY IS NOT JUST A HOUSE; IT IS A PERFECT FAMILY HOME THAT COMBINES COMFORT, STYLE, AND AN ENVIABLE LOCATION. DO NOT MISS THE OPPORTUNITY TO MAKE THIS YOUR NEW RESIDENCE.

- PRIVATE MODERN DEVELOPMENT
- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- STUNNING LANDSCAPED GARDEN
- COUNCIL TAX BAND F
- EPC RATING C

