



2 Lipsham Close
Banstead, SM7 3BL

Guide Price £775,000



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Positioned within a cul de sac setting in Banstead, this impressive and extended four bedroom semi detached family home occupies a generous and commanding plot, offering well balanced accommodation that is ready to move straight into. Offered to the market with no onward chain, this is a superb opportunity for buyers looking for a smooth and straightforward purchase. The property is also within easy reach of Banstead's amenities, including supermarkets, restaurants, pubs and local butchers.

The ground floor provides excellent living space for modern family life. There are two well defined reception rooms, ideal for both relaxing and entertaining, alongside a spacious kitchen breakfast room that forms the heart of the home. This area is complemented by a separate downstairs W C and a useful laundry room, adding to the overall convenience and functionality of the layout.

Upstairs, the property continues to deliver with four bedrooms. The main bedroom benefits from its own shower ensuite, while both bedroom one and bedroom two are fitted with air conditioning, a real bonus for comfort all year round. A family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. The rear garden is a real feature, offering a generous mix of patio and lawn, ideal for entertaining, children or simply enjoying the space. There is side access leading through to a detached garage, along with off street parking for up to three cars.

A fantastic all round family home in a well connected Banstead location. Call Daniel Adams Estate Agents to arrange your viewing.





Hallway
6'6" x 13'11" (1.99m x 4.26m)

Kitchen
9'3" x 22'5" (2.84m x 6.84m)

Living Room
15'3" x 13'10" (4.67m x 4.22m)

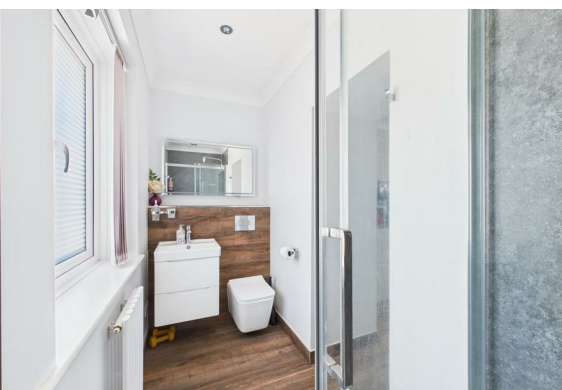
Dining Room
11'6" x 12'5" (3.52m x 3.80m)

WC/Utility Room
3'5" x 10'1" (1.06m x 3.09m)

Landing
7'6" x 10'2" (2.30m x 3.11m)

Bedroom
9'8" x 15'1" (2.96m x 4.61m)

Ensuite
8'11" x 3'11" (2.73m x 1.21m)



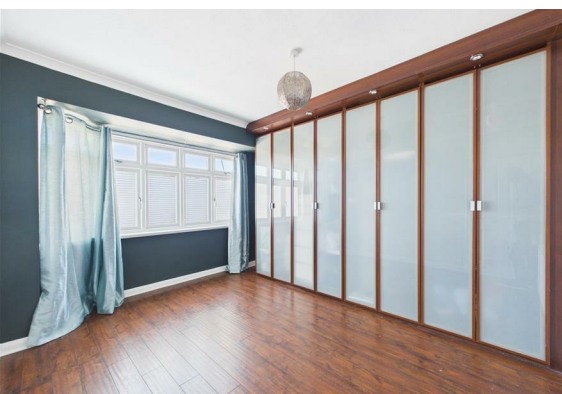
Bedroom
10'8" x 13'10" (3.27m x 4.22m)

Bedroom
10'10" x 13'1" (3.32m x 4.00m)

Bedroom
7'5" x 7'11" (2.28m x 2.42m)

Bathroom
7'6" x 5'6" (2.29m x 1.69m)

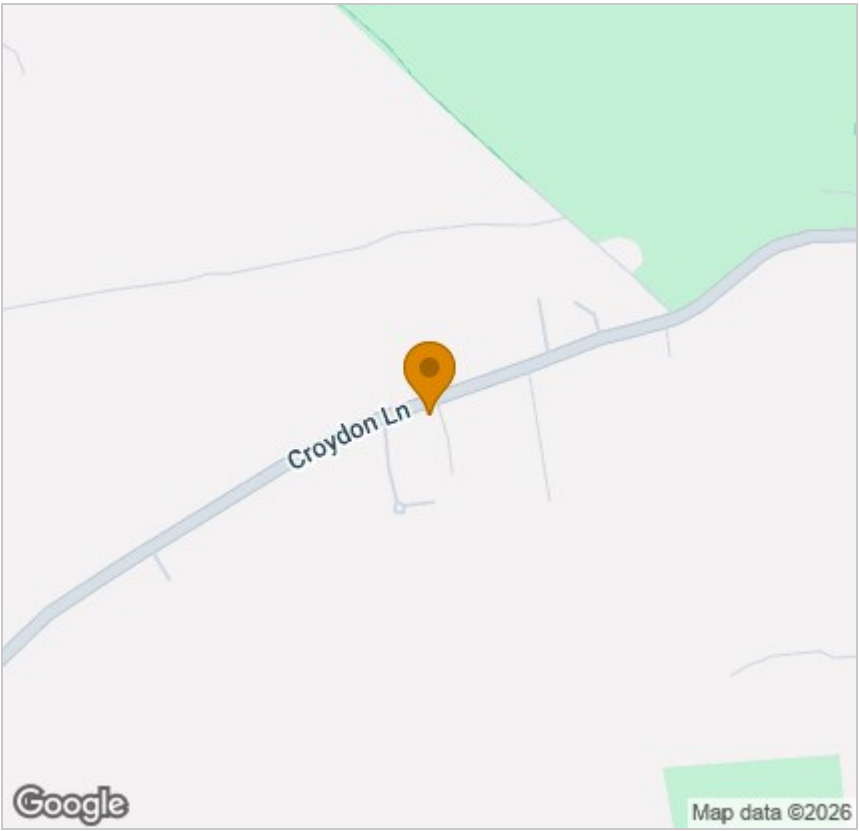
Garage
12'6" x 15'5" (3.82m x 4.70m)



Floor Plan



Area Map



Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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Energy Efficiency Graph

