

The PERSONAL Agent

Brighton Road, Banstead

Guide Price £825,000

Brighton Road

Banstead

- Chain Free
- Beautifully Appointed Modern Town House
- Solar Panels & Built In System Air Crculation System Fitted in Every Room
- Four Double Bedrooms With Taylor Made Hammond Fitted Wardrobes
- Excellent Kitchen Breakfast Room
- Master Bedroom With Ensuite
- Private Rear Garden With Generous Sun Terrace & Garden Shed
- Excellent Train Links To London Victoria And Easy Access To M25
- Convenient for Banstead and Nork villages
- Private Off Street Parking

This exquisite 2023 mid terrace townhouse presents a remarkable opportunity for modern family living.

Spanning an impressive 1,658 square feet, the property is thoughtfully designed to offer ample space for relaxation and entertaining.

Located within easy reach of Banstead Village, residents enjoy a delightful array of local shops, vibrant cafés, and essential amenities.

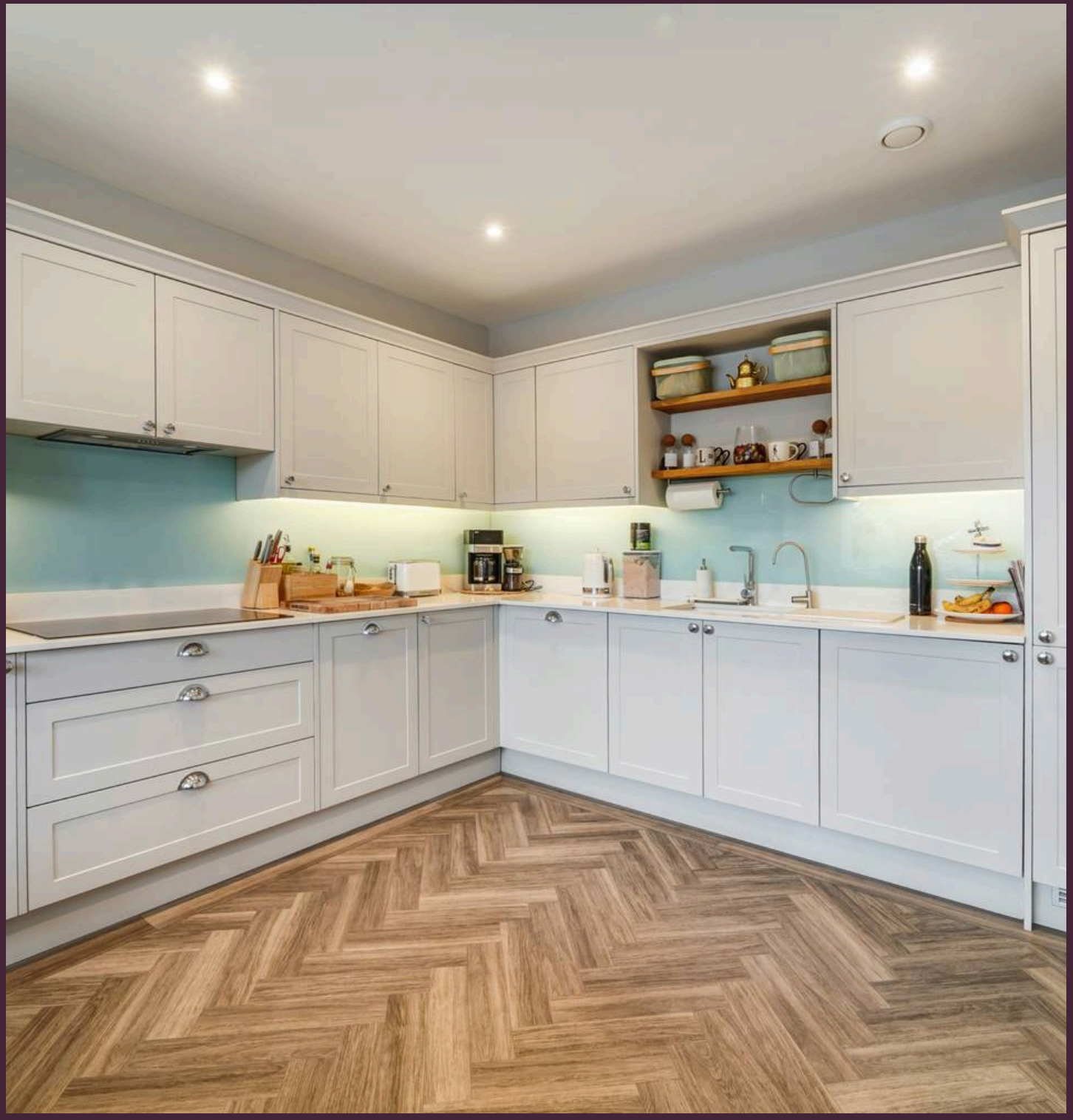
The surrounding area is widely renowned for its picturesque parks and excellent local schools, making it an ideal choice for families seeking a connected community lifestyle.











Description

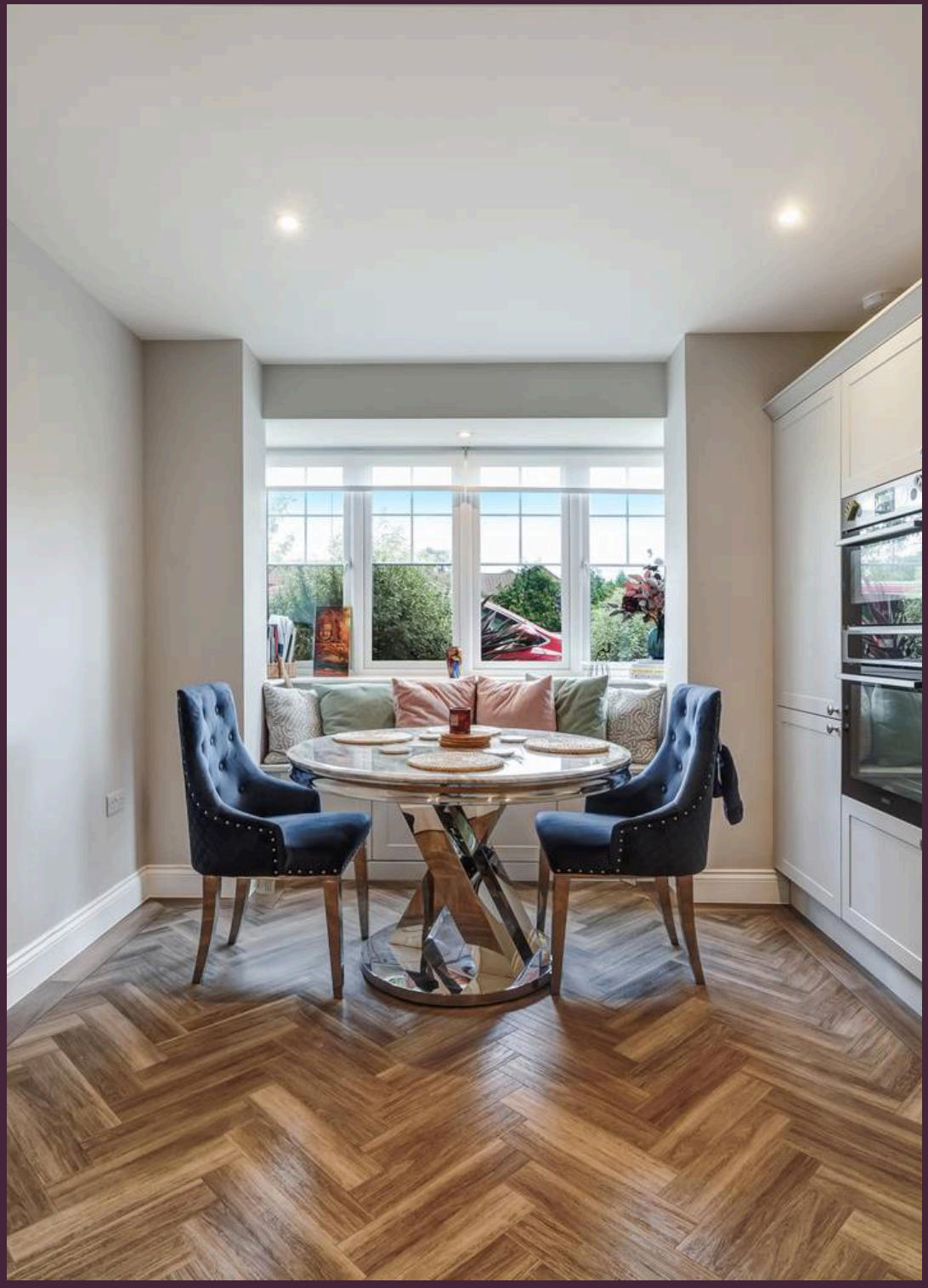
As you step inside, you are greeted by a spacious reception hallway that offers generous storage space.

The heart of the home is undoubtedly the stunning kitchen breakfast room which has an extensive range of units and built in appliances and delightful window seat.

This then leads to a generous family room with doors opening directly onto the sun terrace and the rear garden, enhancing the indoor outdoor living experience.

The townhouse features four well proportioned bedrooms, each designed to provide comfort and privacy.

With three modern bathrooms, morning routines and family life are made effortless, ensuring convenience for everyone in the household.



This modern townhouse is more than just a house; it embodies a lifestyle choice that offers comfort, style, and a strong sense of community.

With its contemporary finishes and thoughtful layout, this property is sure to impress those in search of a new place to call home in Banstead. Seize the opportunity to make this stunning house your own and enjoy all that it has.

This fabulous family home is ideally located within easy reach of both Nork and Banstead village, as well as Banstead railway station, which provides regular services to London Victoria with journey times of approximately 45–55 minutes.

Banstead retains all the charm of a popular Surrey village, whilst benefiting from its convenient position just a short drive from the larger towns of Epsom, Sutton and Reigate, all of which offer comprehensive shopping and leisure facilities.

The M25 is approximately four miles to the south at Junction 8, providing excellent road connections to both Gatwick and Heathrow airports, as well as the wider motorway network.

The area also offers an excellent choice of sporting and leisure activities. The surrounding countryside provides an extensive network of scenic routes, making it particularly well suited to walking, running and horse riding. Ramblers and nature enthusiasts are especially well catered for, with a wealth of beautiful countryside and walks to explore close by.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A





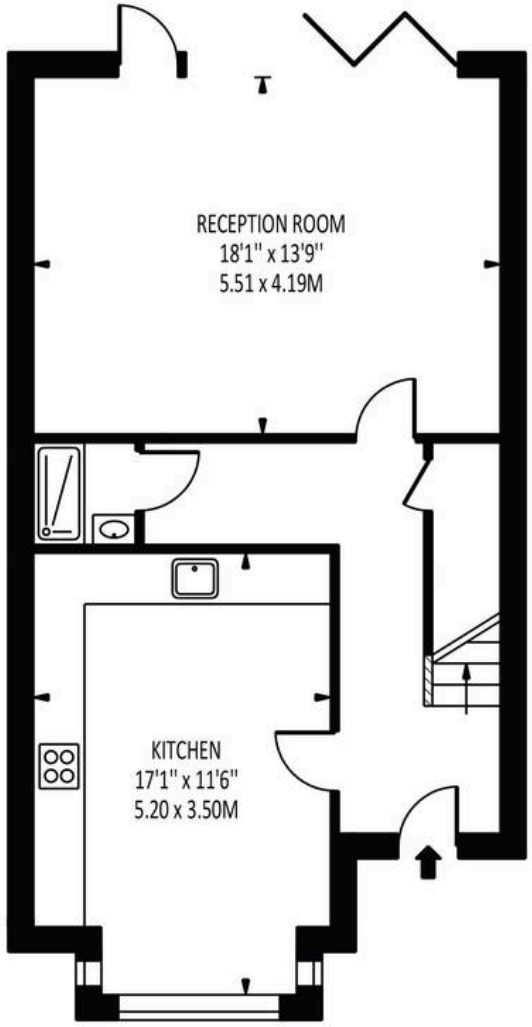




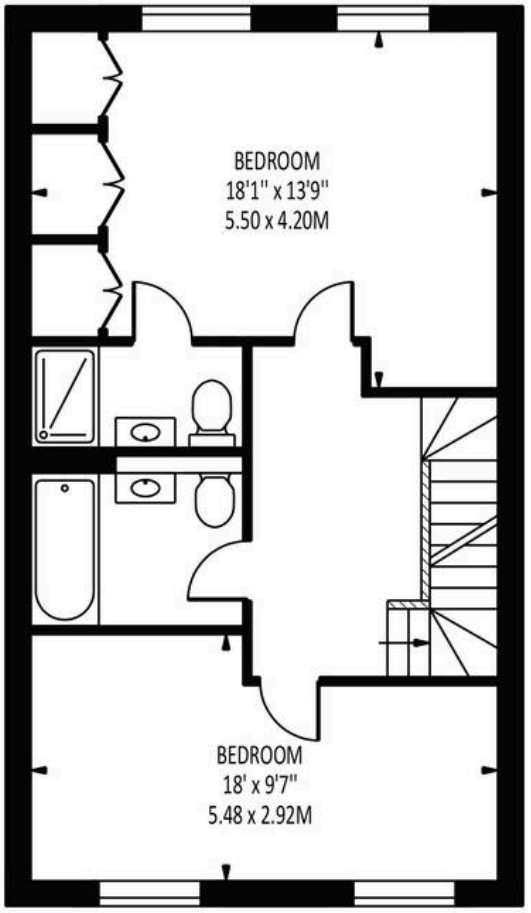
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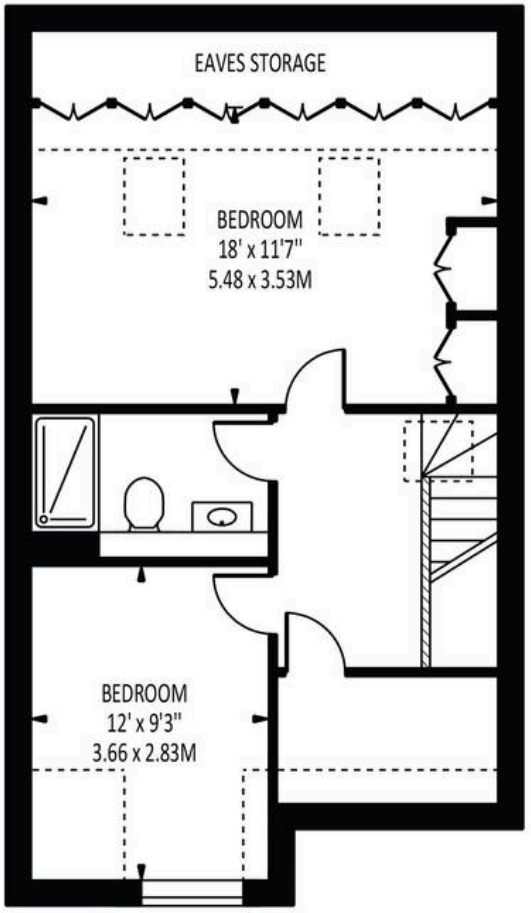
Total Area: 1746 SQ FT • 162.21 SQ M
(Including Restricted Height & Eaves Storage)
Restricted Height & Eaves Storage Area : 114 SQ FT • 10.60 SQ M



GROUND FLOOR

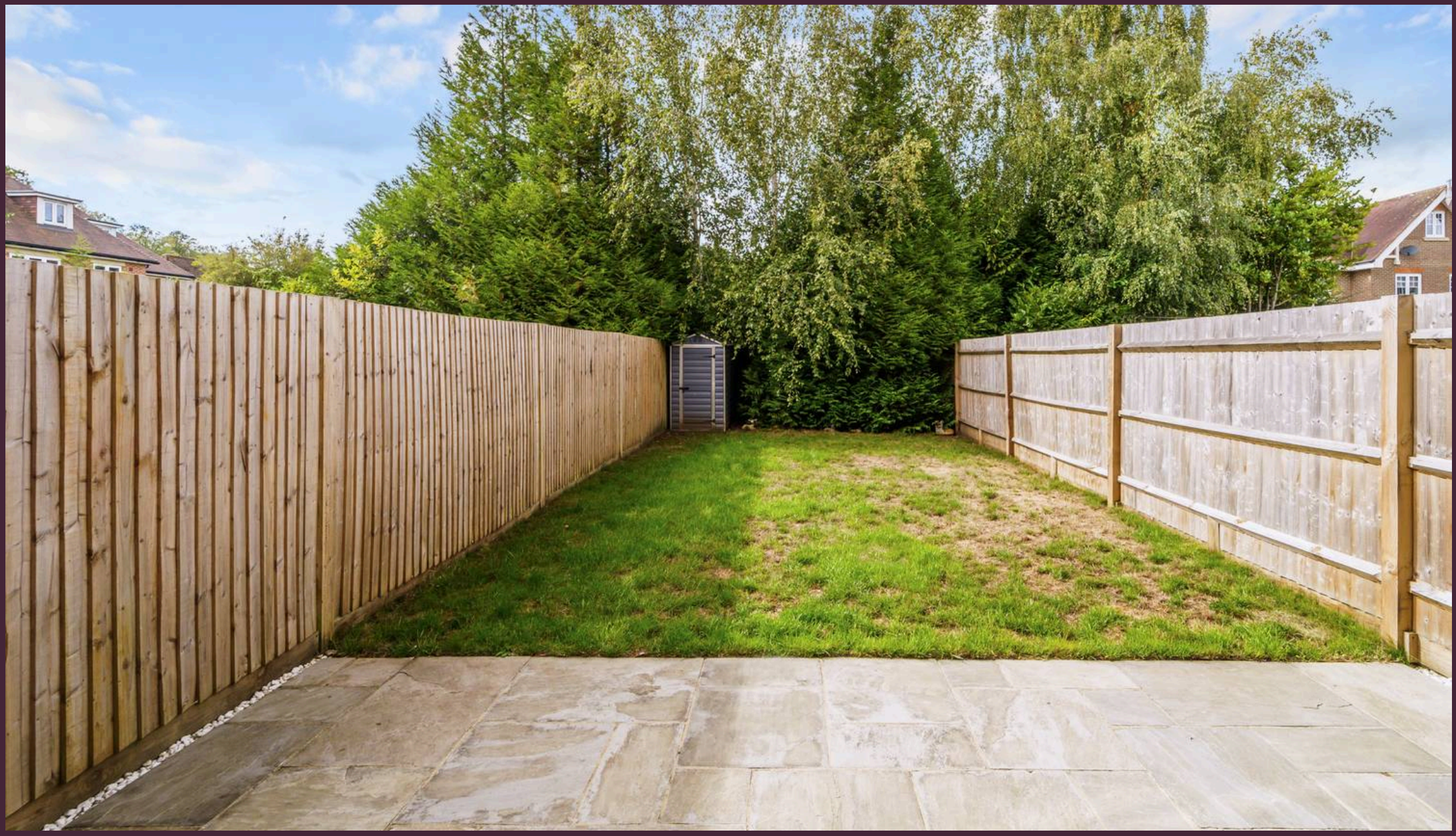


FIRST FLOOR



SECOND FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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