



barnard marcus

Warren Road, Banstead, SM7 1LA

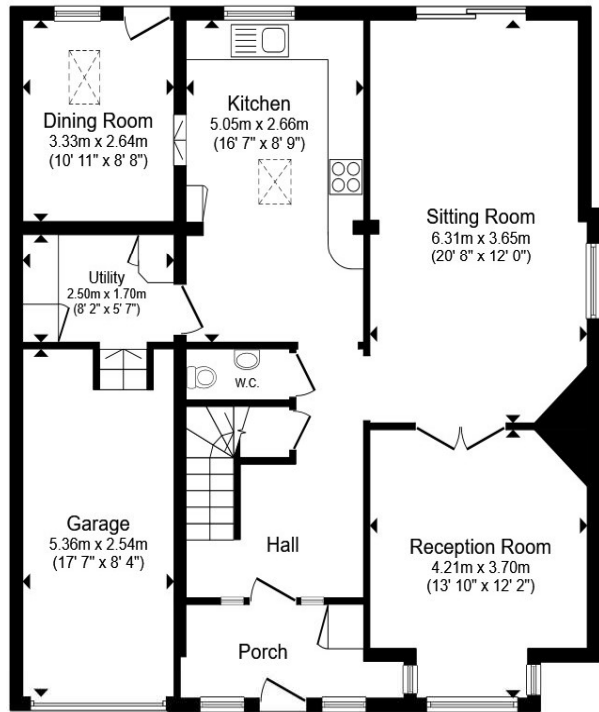


welcome to

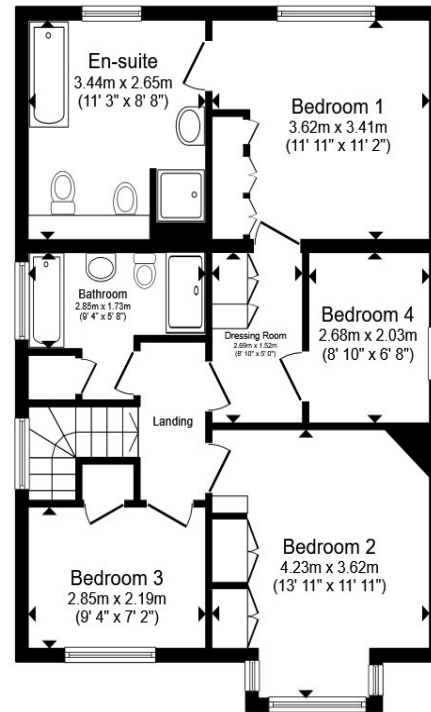
Warren Road, Banstead

Set back on one of Nork's premier roads, this detached family home offers light-filled living, timeless character, and a beautifully landscaped garden - the perfect blend of space and serenity.





Ground Floor



First Floor



- Key Highlights**
- Peaceful & private setting tucked away on one of Nork's premier roads
 - Spacious dual-aspect living areas filled with natural light
 - Generous reception rooms and a modern, fully fitted kitchen
 - Large mature garden with tiered landscaping, patio seating, flower beds & shed
 - Ample parking with driveway and attached garage
 - Excellent potential for further enhancements and personalisation

- Ground Floor**
- Welcoming porch and spacious hallway
 - Downstairs cloakroom for convenience
 - Large reception room and separate sitting room
 - Dining room with stunning skylight and direct garden access
 - Modern kitchen with adjoining utility room & dining room

- First Floor**
- 4 bedrooms, including a master with en-suite bathroom (four-piece suite)
 - Family bathroom with three piece suite

- Outdoor Space**
- Landscaped rear garden with tiered design
 - Patio seating area perfect for entertaining
 - Laid-to-lawn sections and a raised shed for storage

Total floor area 166.8 m² (1,795 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



This well-maintained detached home offers the ideal blend of space, tranquillity, and character. Extended in recent years, it remains full of potential for buyers seeking to add their own personal touch while enjoying the privacy and serenity of its excellent plot.

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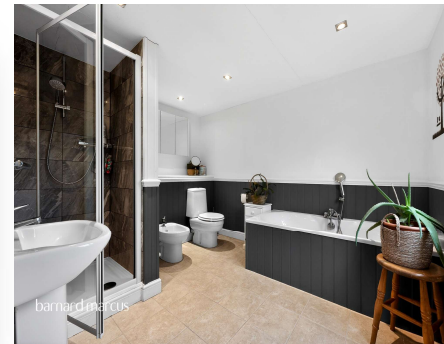
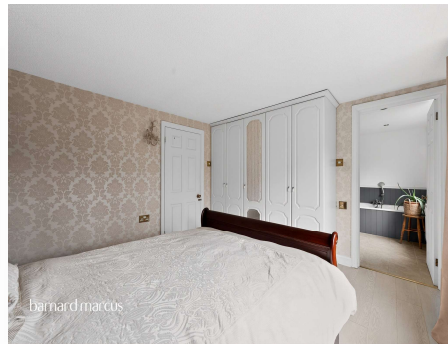
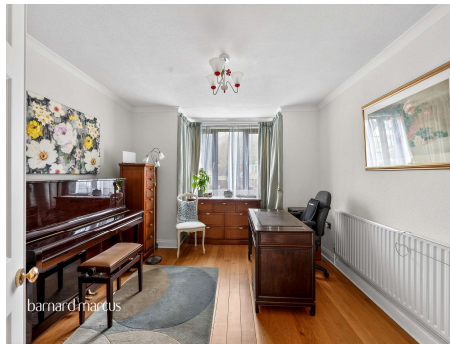
- Detached Family Home
- Four Bedrooms
- Two Bathroom & Ground Floor W.C
- Sought After Road Close to Schools, Shops & Station
- Private Landscaped Rear Garden
- Off Street Parking & Garage
- Three Reception Rooms

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in excess of

£900,000



view this property online barnardmarcus.co.uk/Property/EPS108451

Please note the marker reflects the postcode not the actual property



Property Ref:
EPS108451 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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