



The Acorn, Royal Oaks Croydon Lane, Banstead SM7 3BE

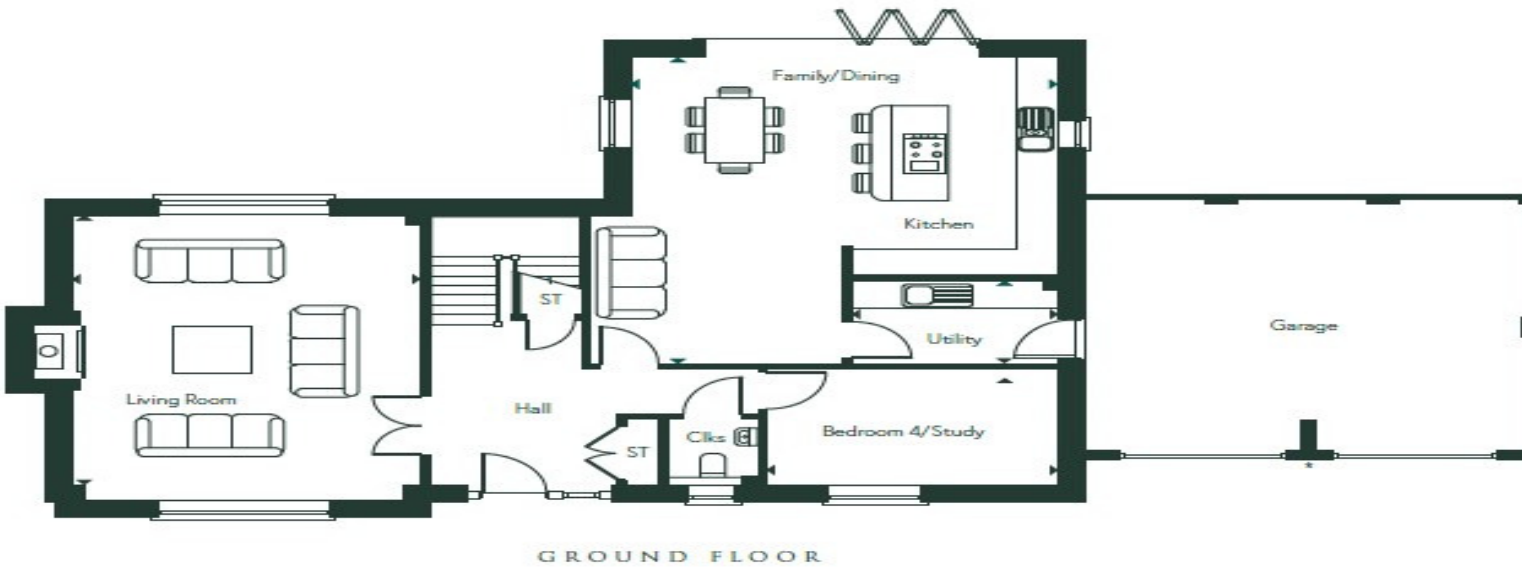
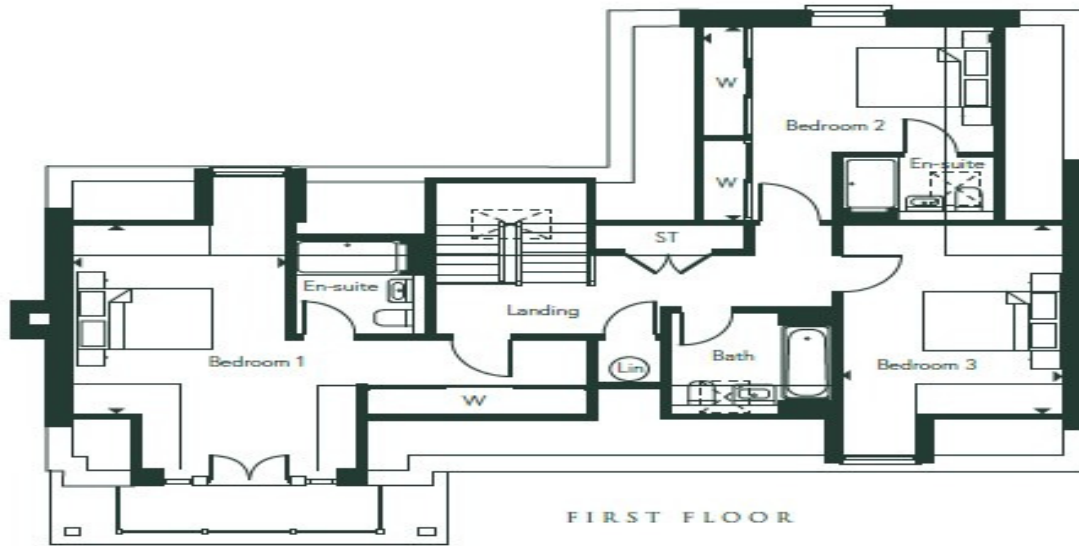
welcome to

The Acorn, Royal Oaks Croydon Lane, Banstead

No compromises to be made, well designed & exceptional attention to detail, The Acorn exceeds all the expectations & desires.

The kitchen/dining room is the heart of the home offering an open-plan, welcoming space for the family to gather & entertain. Tradition meets contemporary; a shaker-style kitchen with breakfast bar is implemented with contrasting stone worktops & upstands. A full range of appliances are integrated including a five-zone induction hob & a wine cooler. The ground floor offers a separate lounge boasting a dual aspect view, a study/home office which has the potential to be utilised as a bedroom, a cloakroom & ample storage solutions. Upstairs, the primary & second bedroom benefit from en-suite shower rooms. Each bedroom has built in wardrobes & a family bathroom serves the third bedroom.





Location

Disclaimer

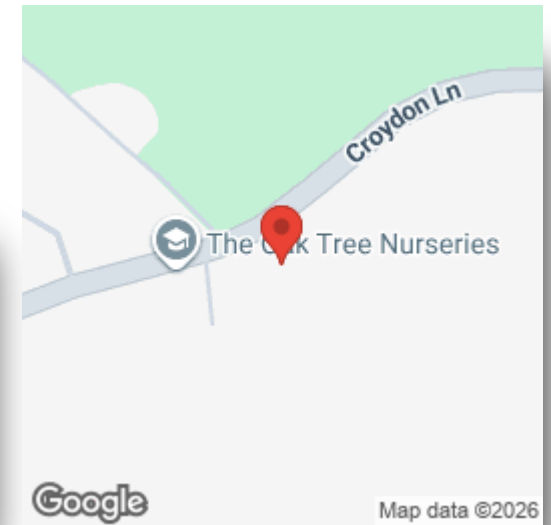
welcome to

The Acorn, Royal Oaks Croydon Lane, Banstead

- 80% Already Reserved
- 3/4 Bedroom Family Home
- Gated Development Of Just 10 Detached Homes
- Fantastic State, Independent and Highly Sought After Grammar Schools Within
- Easy Reach

Tenure: Freehold EPC Rating: Exempt

£1,285,000



view this property online barnardmarcus.co.uk/Property/WLG106543



Property Ref:
WLG106543 - 0003

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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Please note the marker reflects the
postcode not the actual property