

Jackie Quinn
estate agents

56 Green Curve, Banstead

Guide Price £995,000

A beautifully refurbished and extended three double bedroom family home, offering exceptional space, contemporary living and a gorgeous south-west facing garden, all within a wonderful location close to Nork and Banstead Village. Beautifully presented throughout and offering approximately 1,856 sq ft of accommodation, this is an impressive family home that has been thoughtfully extended and refurbished to create a fantastic balance of modern, open-plan living and generous, versatile accommodation. From the moment you step inside, the quality of the refurbishment and the sheer amount of space on offer are immediately apparent. The rooms are wonderfully proportioned, with a bright, contemporary finish that makes the house feel welcoming, stylish and ready to enjoy from day one. At the heart of the home is the superb open-plan kitchen and dining area, creating a fantastic space for everyday family life and entertaining. The extension has transformed the ground-floor accommodation, providing plenty of room for cooking, dining and spending time together, while the modern finish gives the space a fresh and contemporary feel. For those who prefer a little separation between living spaces, there is also a generously sized separate reception room, ideal for quieter evenings, relaxing with the family or entertaining guests. A separate utility room, ground floor WC and excellent storage throughout add a level of practicality that is so important in a busy family home. Upstairs, the property continues to impress with three particularly spacious bedrooms, offering comfortable accommodation without the compromises often found in more traditional three bedroom houses. The first floor is completed by a beautifully presented family bathroom. **One of the property's standout features is the gorgeous south-west facing rear garden**, providing a wonderful outdoor space that enjoys plenty of afternoon and evening sunshine. Beautifully suited to family life, the garden offers generous space for children to play, alfresco dining, summer barbecues and entertaining friends and family. Its desirable south-westerly aspect makes it particularly appealing for those who love spending time outdoors, creating a fantastic extension of the home's living and entertaining space during the warmer months. To the front, a generous driveway provides ample off street parking, another particularly attractive feature for families and those with multiple vehicles.

Council Tax band: F
Tenure: Freehold
EPC Energy Efficiency Rating: C







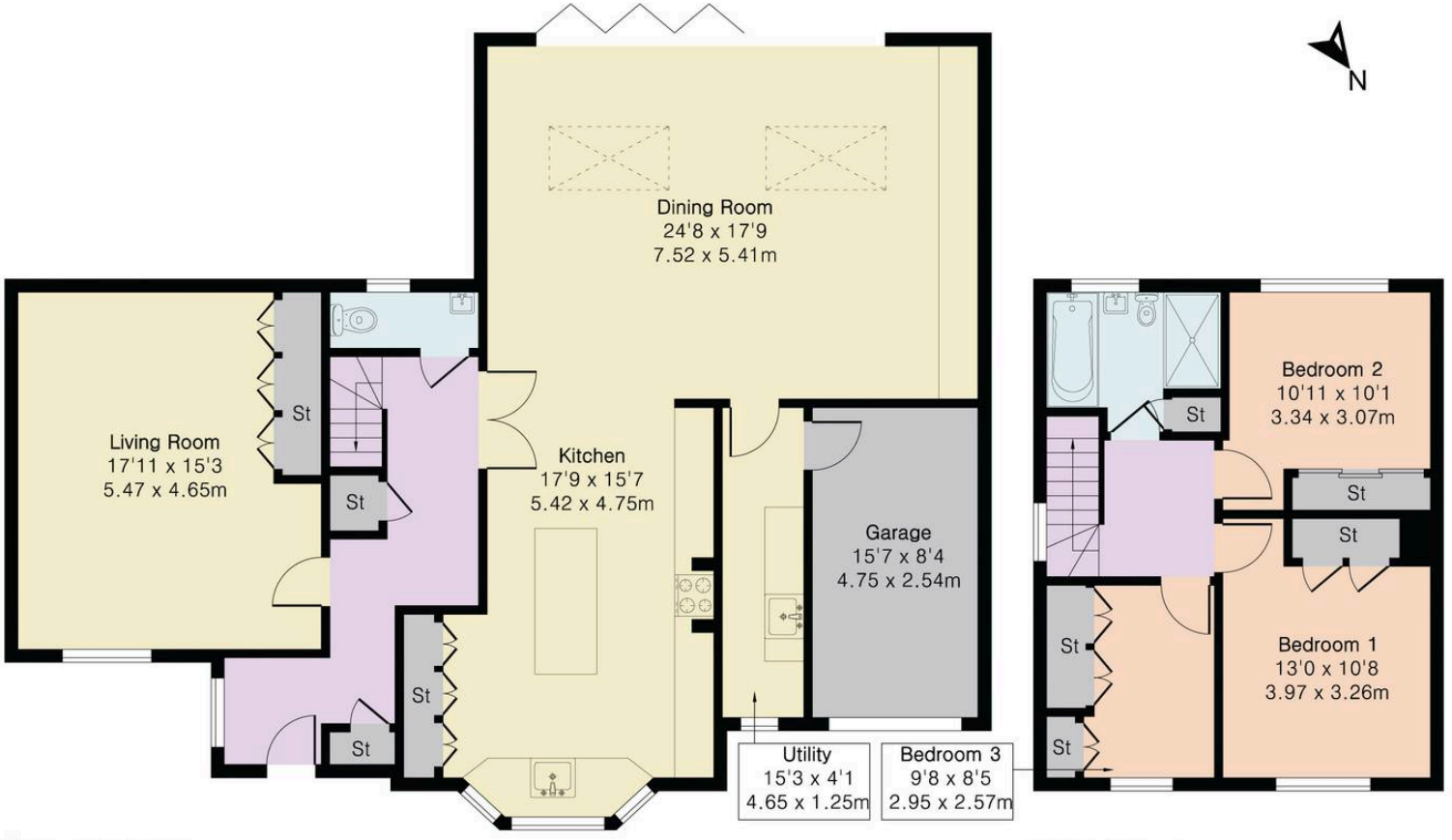




Approximate Gross Internal Area 1856 sq ft - 172.4332 sq m
(Including Garage)

Ground Floor Area 1385 sq ft – 128.6860 sq m

First Floor Area 471 sq ft – 43.7472 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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