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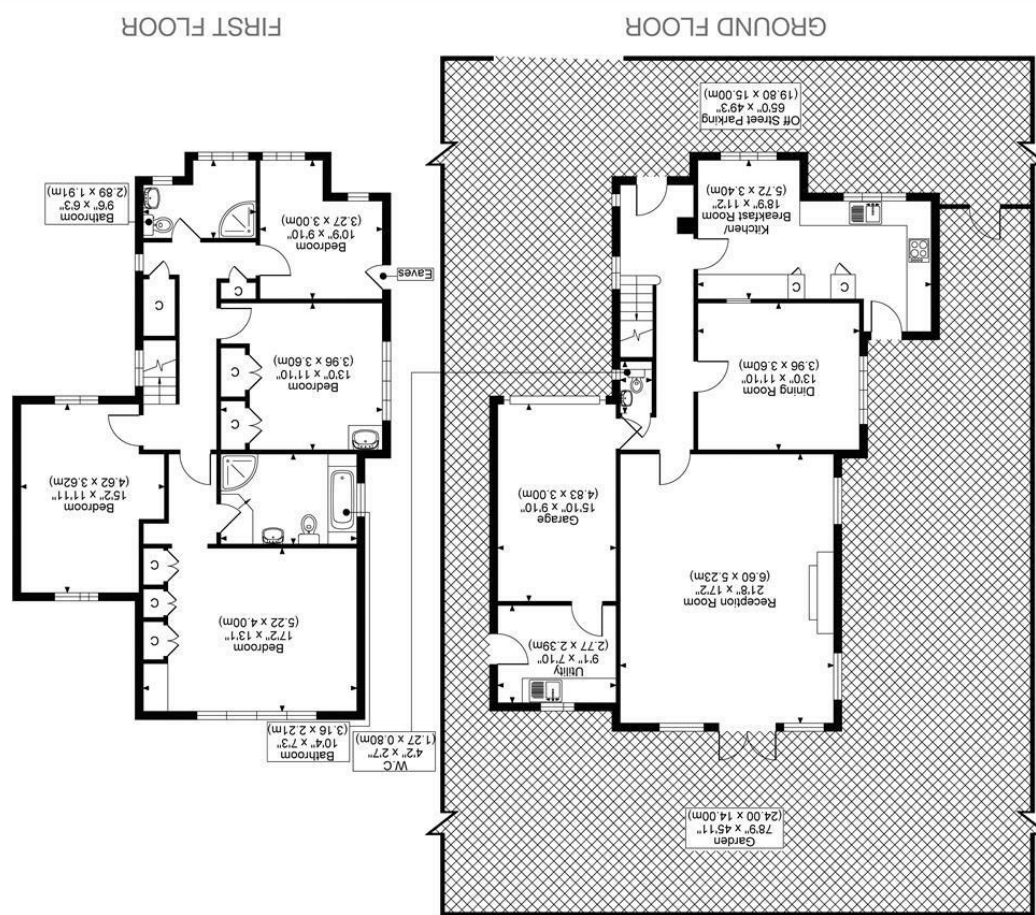
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 2020 SQ.FT (188 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1792 SQ.FT (166 SQ.M)  
 THE DRIVE, SM7



CHRISTIES



# THE DRIVE, BANSTEAD SM7 1DF

GUIDE PRICE £1,100,000

\*GUIDE PRICE £1,100,000 - £1,200,000\*

SITUATED WITHIN ONE OF BANSTEAD'S MOST SOUGHT-AFTER RESIDENTIAL ROADS, THIS ATTRACTIVE FOUR BEDROOM DETACHED FAMILY RESIDENCE OFFERS GENEROUS AND VERSATILE ACCOMMODATION OCCUPYING A SUBSTANTIAL PLOT WITH A WIDE FRONTAGE, AMPLE OFF-STREET PARKING AND A SECLUDED REAR GARDEN. THE PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY FOR FAMILIES SEEKING SPACE, CONVENIENCE AND A PRESTIGIOUS VILLAGE LOCATION.

THE GROUND FLOOR FEATURES A WELCOMING ENTRANCE HALL, A GENEROUS REAR RECEPTION ROOM WITH DIRECT GARDEN ACCESS, SEPARATE DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, DOWNSTAIRS CLOAKROOM AND DOWNSTAIRS W/C. AN INTEGRAL GARAGE PROVIDES ADDITIONAL STORAGE OR POTENTIAL FOR CONVERSION, SUBJECT TO THE USUAL CONSENTS.

UPSTAIRS, THERE ARE FOUR WELL-PROPORTIONED BEDROOMS, AN ENSUITE IN THE MASTER BEDROOM AND A FAMILY BATHROOM, MAKING THE PROPERTY IDEALLY SUITED TO MODERN FAMILY LIVING.

CONVENIENTLY LOCATED FOR BANSTEAD VILLAGE HIGH STREET, RESIDENTS CAN ENJOY AN EXCELLENT SELECTION OF SHOPS, CAFÉS, RESTAURANTS AND LOCAL AMENITIES. THE AREA IS RENOWNED FOR ITS HIGHLY REGARDED SCHOOLS, INCLUDING BANSTEAD COMMUNITY JUNIOR SCHOOL, ST ANNE'S CATHOLIC PRIMARY SCHOOL, ABERDOUR SCHOOL AND CITY OF LONDON FREEMEN'S SCHOOL.

BANSTEAD RAILWAY STATION IS WITHIN EASY REACH, OFFERING SERVICES INTO LONDON, WHILE THE A217 AND M25 PROVIDE EXCELLENT ROAD CONNECTIONS TO CENTRAL LONDON, GATWICK AIRPORT AND THE SURROUNDING AREAS.

A SUPERB FAMILY HOME OFFERING GENEROUS ACCOMMODATION, A SUBSTANTIAL GARDEN AND AN ENVIABLE BANSTEAD LOCATION.

- SUBSTANTIAL DETACHED FAMILY HOME
- PRIME BANSTEAD LOCATION
- GENEROUS PLOT & PARKING
- EXCELLENT SCHOOLS & TRANSPORT LINKS
- COUNCIL TAX BAND G
- EPC RATING E

