



In the heart of Banstead Village, an excellent modern house

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Banstead SM7

Central village location

Banstead Station 1 miles Sutton Station 3 miles

London Victoria 40 minutes (Banstead) 22 minutes (Sutton)

Epsom 4 miles Reigate 7 miles

M25 (Junction 8) and A3 (Tolworth) 6 miles

All times and distances are approximate

Perfectly placed with immediate access to Banstead High Street, this excellent modern detached house will be of interest to families and downsizers alike.

Refurbished, enhanced and beautifully presented, this property is sure to impress and is available with no onward chain.

Price £850,000

View by appointment please, arranged exclusively through Richard Saunders and Company
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- Entrance Hall ▪ Cloakroom ▪ Study
- Open plan Sitting – Dining - Kitchen ▪ Utility Room ▪ Cloakroom
- 4 Bedrooms ▪ 3 Shower Rooms including 2 ensuite
- Integral Garage with Utility area ▪ Deep Frontage with parking for 2 to 3 cars
- Courtyard Garden of around 27' x 27' with side access ▪ Summerhouse



This lovely home is part of a development of just ten houses built around 25 years ago in this close off Court Road. Its only two owners have in turn enhanced the accommodation, firstly the ground floor was extended and more recently, the house has been refurbished to bring the house up to a high standard of finish.

The bright interior features a spacious, open-plan living room and kitchen. The kitchen has contemporary high-gloss cabinets and there are broad bi-fold doors to the garden, creating perfect indoor and outdoor spaces for entertaining, or perhaps just to enjoy the tranquillity and the afternoon and evening sun.

There are four bedrooms, two have ensuite shower rooms in addition to a guest shower room and there is potential for two bedrooms to be combined to create a generous principal suite if preferred. The integral garage has a fitted utility area to one end.

Being at the end of the close, this house has the advantage of a particularly deep frontage where there is parking for two to three cars. The pretty and secluded courtyard garden is paved for ease of maintenance and there is a summerhouse, shed and a gate leading into the village.



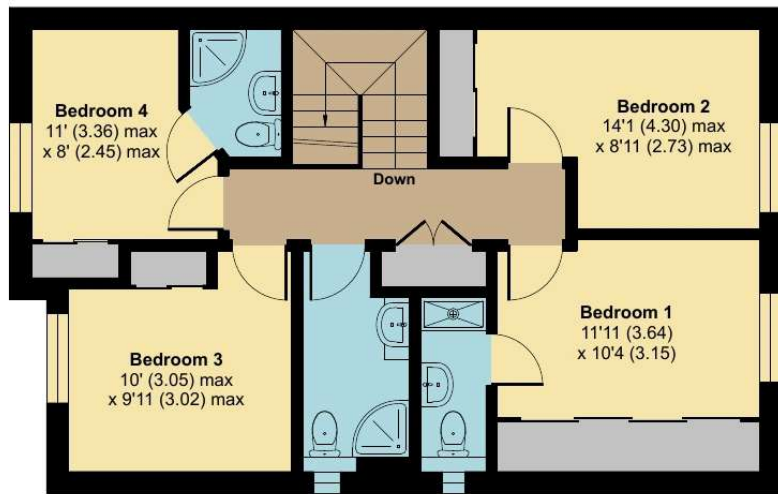
Situated at the end of this close, the property enjoys tranquillity whilst having immediate access to the village.

The bustling High Street has over a hundred shops, cafes and restaurants and there is also a Waitrose Supermarket and M&S Foodstore. More extensive shopping is at nearby Sutton, Epsom or Reigate. Banstead also boasts a choice of excellent schooling.

There are rail services from Banstead and Chipstead Stations, with faster services from Sutton Station which is around three miles away and accessed by bus from the village. The M25 motorway at Reigate Hill (J8) or the Hooley intersection (J7) give swift access to Heathrow and Gatwick Airports, the Eurotunnel and the coastal ports and the A217 and A23 provide arterial routes into London

High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including the open spaces of nearby Banstead Downs, Banstead Woods and Epsom Downs and Racecourse as well as abundant open countryside for walking and cycling. There are many pubs and restaurants nearby and local theatre and cinema are at Epsom and Sutton.





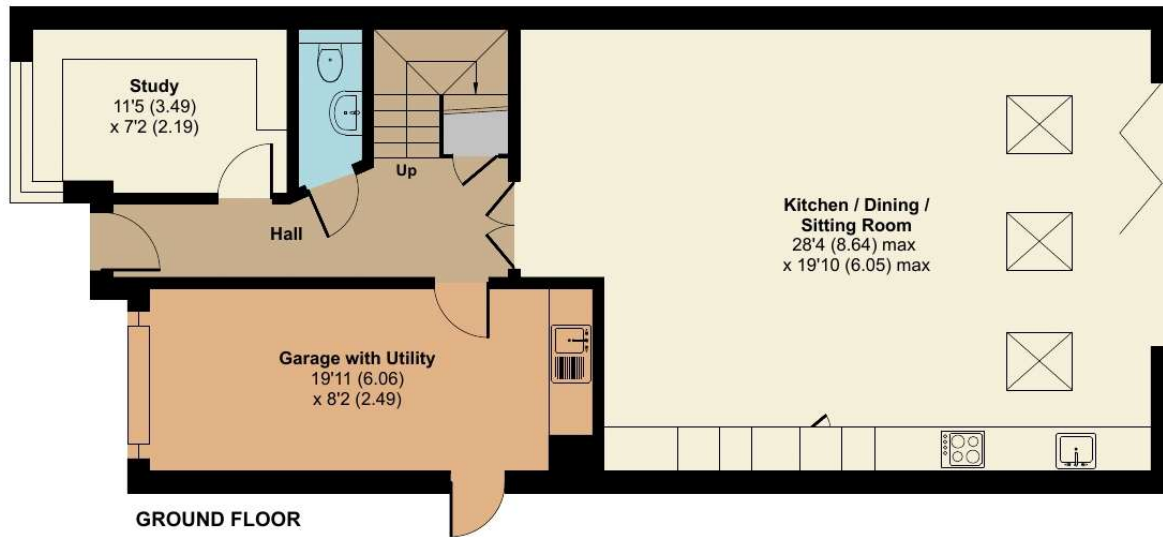
FIRST FLOOR

TOTAL FLOOR AREA

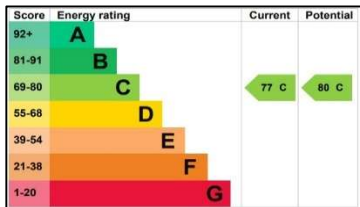
1,555 SQ FT
144.4 SQ M

The many features of this fine home include:

- A sophisticated and easily-maintained modern home
- Spacious open-plan living room – kitchen with bi-fold doors
- Crisp, contemporary kitchen with integrated appliances
- Four bedrooms, each with wardrobes
- Three luxury shower rooms, two are ensuite
- Modern gas central heating and double glazing
- Integral garage with utility area, parking for 2 to 3 cars
- Pretty courtyard garden with direct access to the village
- Beautifully presented throughout
- Available immediately with no onward chain



GROUND FLOOR



Tenure: Freehold
 Local Authority: Reigate and Banstead BC
 Council Tax Band: F
 Broadband: Full Fibre Broadband
 All mains services

To the best of our knowledge on production of this brochure

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