2 The Drive, Banstead, SM7 1DB

ASPREY
ESTATES

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- Modern Family Home Built In 2020
- Four Double Bedrooms With Fitted Wardrobes
- Three Luxury Bath/Shower Rooms
- Open-Plan Kitchen/Living/Dining Room
- Sitting Room & Cloakroom
- First Floor Laundry Room
- Underfloor Heating To The Ground Floor
- Landscaped Rear Garden
- Private Drive With Parking For Two Cars
- Walking Distance To Banstead Village & Local Schools

£825,000 Freehold

DESCRIPTION

Built in 2020, this attractive, luxury, four double bedroom property is ideally located within walking distance of Banstead Village and local schools.

The property offers spacious accommodation for a growing family; to the front of the property is a large sitting room with a contemporary fireplace, wood style flooring and underfloor heating which flows through to the open-plan kitchen/living/dining room. A modern kitchen area is situated to one corner with a breakfast bar style island and offers a range of fitted cupboards and integrated appliances. The living/dining area offers plenty of room for a full size dining table and a lounge area with bi-folding doors opening onto the rear garden. In addition to the ground floor is a modern cloakroom, understairs storage along with a bespoke pull out shoe storage unit.

A modern part glazed staircase leads to the first and second floor. To the first floor is the large principle bedroom with a range of fitted wardrobes and a modern ensuite shower room. Bedroom two also benefits with a range of fitted wardrobes and a luxury ensuite shower room. There is also a laundry room on the first floor, which is ideally positioned to allow washing and drying to be carried out in one practical space.

The glazed staircase rises to the second floor, where there are two further double bedrooms, both with fitted wardrobes and a modern bathroom servicing the two bedrooms.

Since owning the property the current owners have landscaped the rear garden which provides a pretty sanctuary and a lawned area and boundary flowerbeds which continues down the side of the property. To the front of the property is a driveway and parking for two cars.

Viewing is advised for this superb family home and the owners are suited to a chain.

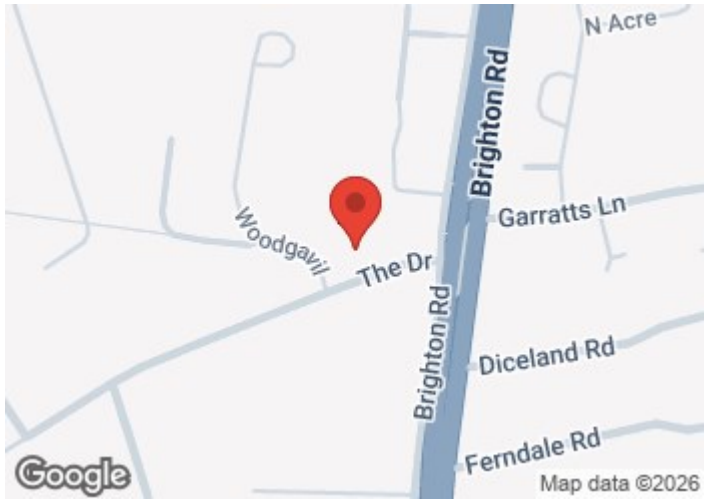
SETTING

Banstead village has a choice of excellent local schooling and the High Street has over a hundred shops, cafes, restaurants and bars including Waitrose Supermarket and M&S Foodstore.

The main towns of Epsom, Reigate and Sutton can all be accessed by car or public transport, bringing more extensive shopping, cinema and theatre within easy each. There are rail services to London from Banstead, Chipstead and Sutton stations and the M25/M23 junction is within a few minutes' drive giving fast road access to Heathrow and Gatwick Airports, the Channel Tunnel and coastal ports. The nearby A217 gives an arterial route into London.

This location is well placed to access the area's many amenities for sport, leisure and cultural pursuits. The village has a library and local clubs and associations and there are several gyms, golf courses, sports clubs and a choice of Scouts and Girlguiding clubs nearby.

High on the edge of the North Downs, Banstead is encompassed by wonderful open countryside including Banstead Woods and Park Downs, Banstead Downs and Epsom Downs, home of the infamous Derby horserace.



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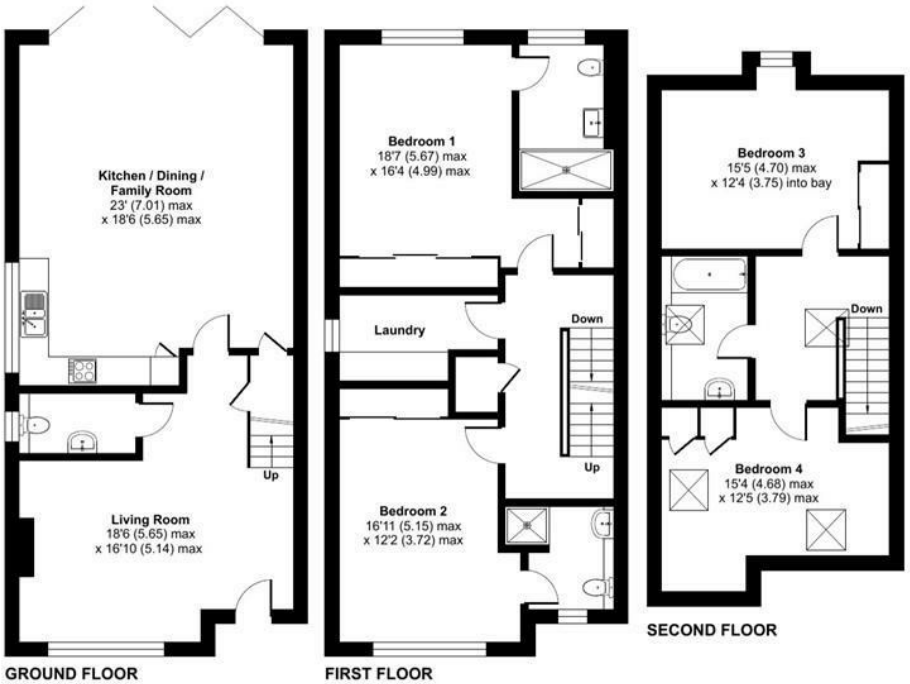
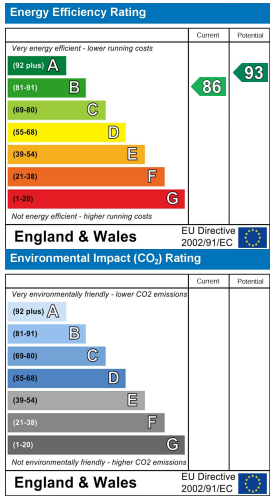
Approximate Area = 1967 sq ft / 182.7 sq m

For identification only - Not to scale





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