



Bright and contemporary in an excellent Banstead location

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Holly Lane West Banstead SM7 2BB

Banstead Village a 10 minute walk
London by rail 40 minutes from Banstead
or 35 minutes from Chipstead
M25 (Junction 8) 5 miles

All times and distances are approximate

Extended and refurbished, this well-proportioned four bedroom family home is offered in immaculate condition and has a quiet location close to a choice of excellent village schooling and extensive High Street shopping. The open spaces of Banstead Woods are just on the door step.

- | Hallway
- | Sitting Room
- | Office
- | Kitchen - Diner
- | Utility Room
- | Downstairs W/C
- | Four Bedrooms
- | Family Bathroom
- | En-Suite Shower Room
- | Sun Terrace
- | Private South - West Facing Garden
- | Off Street Parking

Price £1,075,000





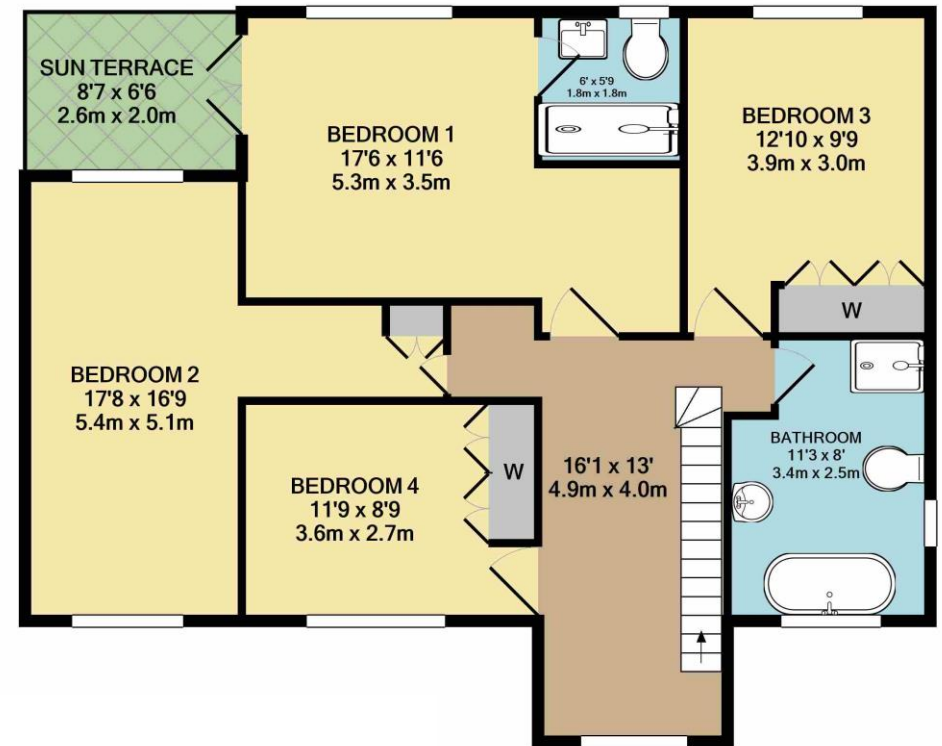
The property is located on a slip road off of Holly Lane which means Banstead Village with its excellent local shopping including Waitrose Supermarket and Marks & Spencer Simply Food is within walking distance. More comprehensive amenities are available at Sutton, Epsom and Croydon and the A217 provides fast access to the M25 at Junction 8 (Reigate Hill). Banstead Woods and other picturesque open spaces are nearby.

This simply stunning four bedroom detached family home has been extended and renovated to a very high specification by the current owners. The property offers versatile accommodation and has a swish interior that is bright and contemporary throughout, providing all that you would expect of a luxury family home which is also great for entertaining. The open plan living spaces, designer kitchen, generous bedrooms and the luxury bathrooms are elements that combine in a perfect balance and the immaculate landscaped gardens back directly onto woodland. An internal viewing is highly recommended to fully appreciate what this home has to offer.



Four Generous Bedrooms | Contemporary Open Planned And Integrated Kitchen – Diner with Underfloor Heating | Modern Spacious Family Bathroom With Separate Shower | Luxurious En-Suite To Master Bedroom | Sun Terrace Over Looking Woodland | Utility Room With Direct External Access | South - Westerly Private Facing Garden | Open Fire | Built In Sonas Sound System | Ample Amount Of Off Street Parking





TOTAL FLOOR AREA
1864 SQ FT / 173.1 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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Viewing
Please call us to arrange
a viewing appointment

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