



Stag Leys Close,



£1,200,000

Freehold

- 2700 Sq Ft of accommodation
- Five spacious bedrooms
- Four reception rooms
- Kitchen/breakfast room
- Utility room & d/s cloakroom
- Impressive entrance hall
- Two en-suites
- Modern family bathroom
- Detached double garage
- Sought after cul-de sac
- Driveway with ample parking

Occupying a fantastic position, this exceptional family home offers approximately 2669 Sq Ft of available space and is set within a small cul de sac on the periphery of the highly sought after village of Banstead.

The property offers incredibly well balanced accommodation that is superbly laid out for family living or entertaining.

With a large driveway and double garage to the side, the property mirrors its superb location and arguably offers any growing family everything they could wish for. The welcoming and generous entrance hall really sets the tone for the rest of the property, believe us when we say, you will not be disappointed.

Such is the rarity of a house in this location, we are advising immediate inspection to fully appreciate the flexible accommodation and fantastic position it enjoys. Sole agent.



The property benefits from spacious and bright accommodation with the ground floor comprising a large reception hall which provides the ultimate first impression, 22ft living room, family room, study, dining room, kitchen/breakfast room, utility room and downstairs cloakroom. The house benefits from an abundance of natural light throughout with a genuine sense of privacy from neighbouring properties too. The well proportioned accommodation continues on the first floor with a stunning galleried landing, master bedroom that enjoys a large refitted en-suite, guest bedroom with en-suite, three further well proportioned bedrooms and a family bathroom.

Further noteworthy points to mention include a large detached double garage with a driveway to the front providing off street parking for several cars. Above the garage is a useful loft storage space and there is a wonderfully secluded 65ft x 47ft rear garden too which benefits from the most sought after of aspects.

Stag Leys Close is a most sought after and rarely available cul-de sac, being conveniently situated for Banstead village, which has comprehensive local shopping, including Waitrose and Marks & Spencer, various restaurants and amenities. There is a choice of well regarded schools, both private and state. The property is also within a few minutes walk of local parks and outside space.

Freehold







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.





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