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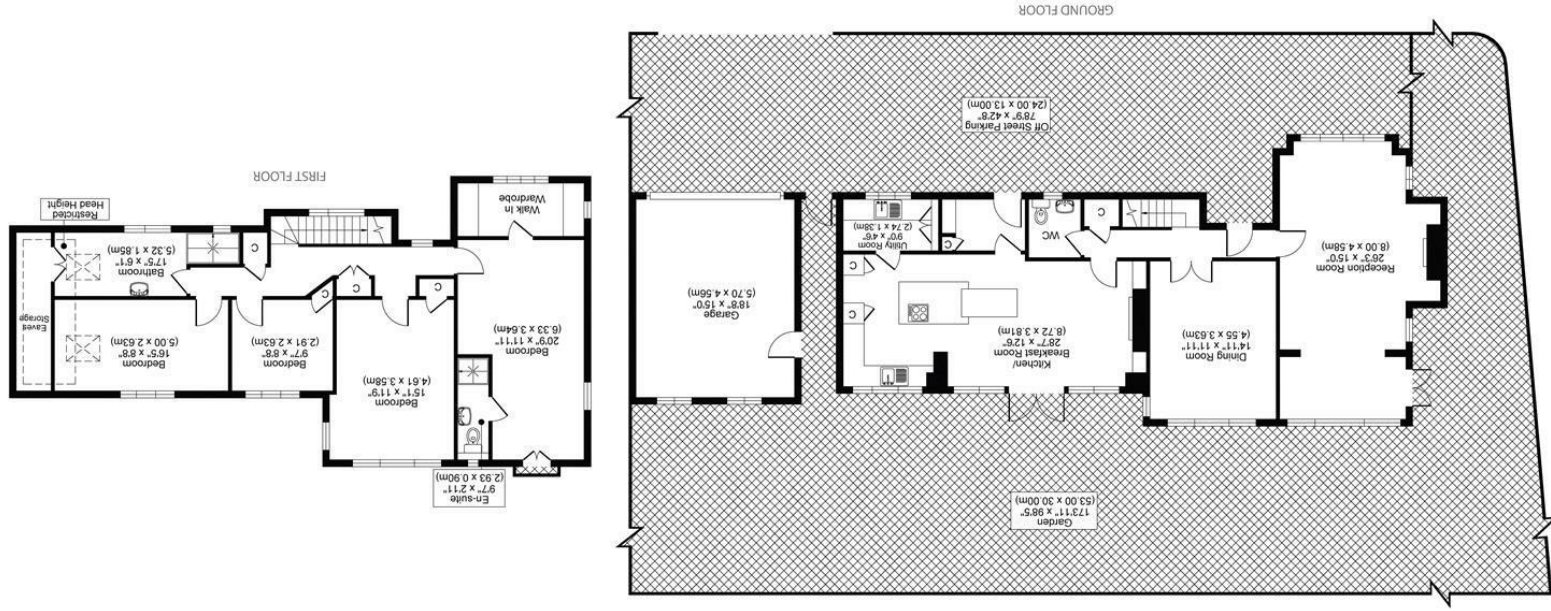
RICS

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.



BANSTEAD ROAD, SM7  
 MAIN HOUSE TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT, EAVES STORAGE AREA, GARAGE 2,390 SQ.FT (222 SQ.M)  
 MAIN HOUSE TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT AND EAVES, GARAGE STORAGE AREA 2,056 SQ.FT (191 SQ.M)



CHRISTIES





# BANSTEAD ROAD, BANSTEAD SM7 1RB

OFFERS IN THE REGION OF  
£1,200,000

GUIDE PRICE £1,200,000 - £1,250,000

WELCOME TO THIS CHARMING, DETACHED HOUSE ON BANSTEAD ROAD, BANSTEAD. THIS PROPERTY BOASTS THREE RECEPTION AREAS, PERFECT FOR ENTERTAINING GUESTS OR SIMPLY RELAXING WITH THE FAMILY. WITH FOUR BEDROOMS, FAMILY BATHROOM, PLUS ENSUITE TO MASTER, THERE IS AMPLE SPACE FOR EVERYONE TO ENJOY.

SITUATED ON A LARGE CORNER PLOT, THIS HOUSE OFFERS PARKING FOR UP TO FIVE VEHICLES, A RARE FIND IN THIS DESIRABLE LOCATION. THE PROPERTY'S PROXIMITY TO EXCELLENT SCHOOLS AND AMENITIES MAKES IT AN IDEAL CHOICE FOR FAMILIES LOOKING TO SETTLE DOWN IN A CONVENIENT AND VIBRANT COMMUNITY.

FOR THOSE WITH A KEEN INTEREST IN GOLF, THE CUDDINGTON GOLF COURSE IS JUST A SHORT 0.2-MILE STROLL AWAY, OFFERING THE PERFECT OPPORTUNITY TO PRACTICE YOUR SWING IN A PICTURESQUE SETTING. ADDITIONALLY, THE BANSTEAD RAIL STATION IS ONLY 0.3 MILES AWAY, PROVIDING EASY ACCESS TO TRANSPORTATION LINKS FOR COMMUTERS.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE POTENTIAL TO EXTEND, SUBJECT TO PLANNING PERMISSION. THIS PRESENTS AN EXCITING OPPORTUNITY FOR BUYERS LOOKING TO ADD THEIR PERSONAL TOUCH AND CREATE THEIR DREAM HOME.

- FANTASTIC FAMILY HOME
- 4 BEDROOM DETACHED HOUSE
- ROOM TO EXTEND (SUBJECT TO PLANNING)
- COUNCIL TAX BAND G
- EPC RATING D

