



Ash Close, Banstead

The **PERSONAL** Agent

Asking Price £950,000

Freehold

- Over 2000sqft
- Five double bedrooms
- Three bathrooms and a w/c
- Landscaped garden
- Driveway & garage
- Close to transport and shops
- Quiet cul-de-sac
- Sole agents



Situated in a tranquil cul-de-sac in Banstead, this remarkable five-bedroom detached family home spans over 2,000 square feet across three floors.

The ground floor features a welcoming hallway with a W/C, a separate reception room, and a spacious open-plan kitchen and dining area that opens to a beautifully landscaped garden. Upstairs offers five well-proportioned double bedrooms and three modern bathrooms. Complete with a private driveway and garage, this exceptional property is ideally located in the heart of Nork.

Upon entering the property you are greeted by a entrance hall, and W/C, to the front of the property is a reception room, to the rear of the property is an

open kitchen/diner.

The first floor comprises of three bedrooms and two bathrooms which include an en-suite.

The second floor has an additional two bedrooms and a bathroom.

To the front of the property is a driveway and garage. To the rear of the property is a landscaped garden and patio area.

The property is conveniently located close to transport and schools making it ideal for families and commuters alike. There are trails and walks in the nearby vicinity providing a great lifestyle for all walks of life. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8), and there are rail services at Banstead Station some 0.4 of a

Mile away. In short, the property enjoys an ideal location for accessing the area's cultural & leisure venues.

Tenure - Freehold

Annual service charge amount (£) - 320.00

Council tax band - G

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





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Total Area: 2091 SQ FT • 194.28 SQ M
(Including Garage)
Garage Area : 164 SQ FT • 15.24 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(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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