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RICS

The Property Ombudsman

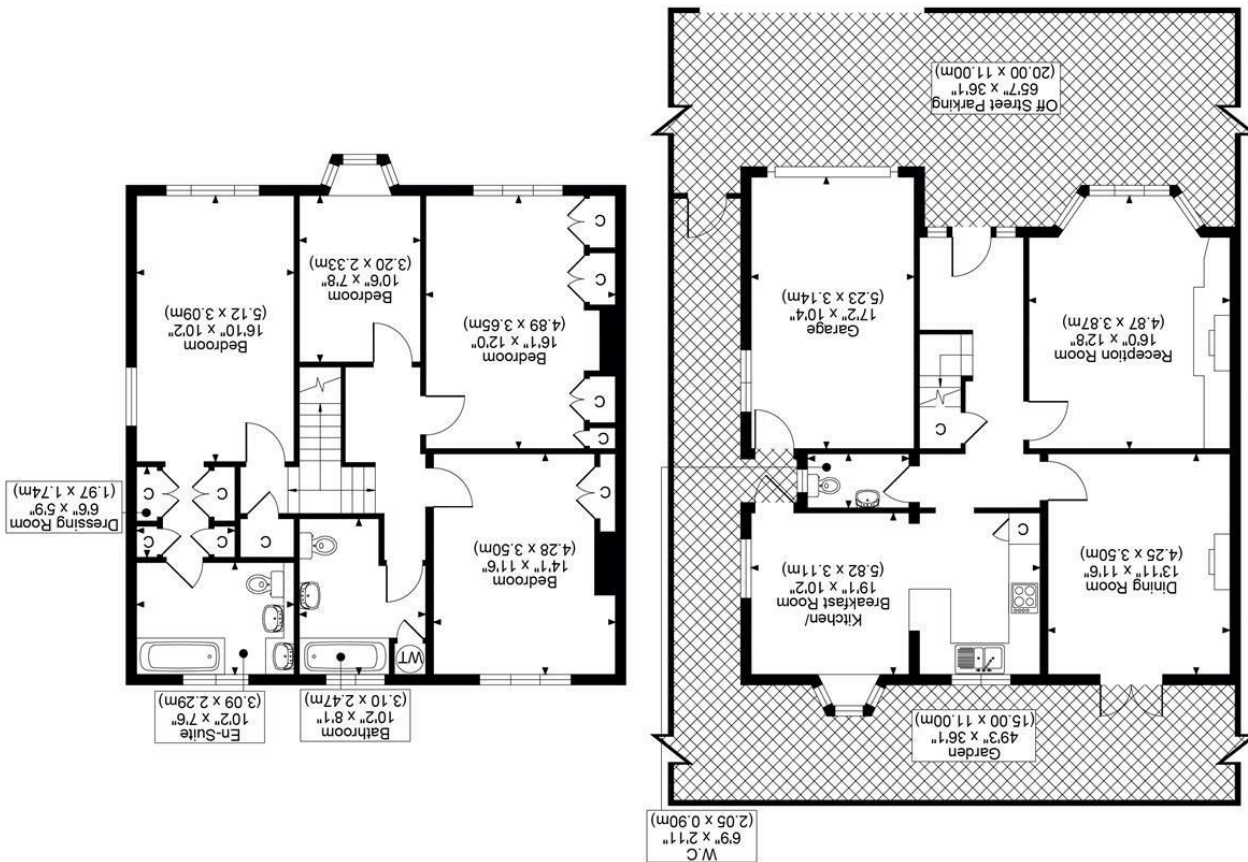
CHRISTIES

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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.

FIRST FLOOR

GROUND FLOOR



TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1798 SQ.FT (167 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1625 SQ.FT (151 SQ.M)

BOLTERS LANE, SM7



CHRISTIES



BOLTERS LANE, BANSTEAD SM7 2AF

GUIDE PRICE £750,000

GUIDE PRICE £750,000-£800,000

CHRISTIES ARE DELIGHTED TO PRESENT THIS ATTRACTIVE FOUR-BEDROOM SEMI-DETACHED FAMILY HOME, IDEALLY POSITIONED IN A HIGHLY CONVENIENT LOCATION WITHIN EASY REACH OF BANSTEAD VILLAGE.

THE PROPERTY OFFERS GENEROUS AND VERSATILE ACCOMMODATION, COMPRISING A WELCOMING ENTRANCE HALL, SPACIOUS RECEPTION ROOM, SEPARATE DINING ROOM, AND A WELL-APPOINTED KITCHEN/BREAKFAST ROOM WITH DIRECT ACCESS TO THE REAR GARDEN. A GROUND-FLOOR CLOAKROOM COMPLETES THE DOWNSTAIRS ACCOMMODATION.

UPSTAIRS ARE FOUR WELL-PROPORTIONED BEDROOMS, WITH THE PRINCIPAL BEDROOM BENEFITING FROM ITS OWN EN-SUITE BATHROOM AND DRESSING AREA, TOGETHER WITH A SEPARATE FAMILY BATHROOM AND EXCELLENT STORAGE THROUGHOUT.

EXTERNALLY, THE PROPERTY ENJOYS AN ATTRACTIVE AND ESTABLISHED REAR GARDEN, PROVIDING AN IDEAL SPACE FOR ENTERTAINING AND FAMILY LIFE. TO THE FRONT IS OFF-STREET PARKING AND AN INTEGRAL GARAGE, COMPLEMENTED BY A MATURE FRONT GARDEN.

BOLTERS LANE IS PARTICULARLY WELL PLACED FOR BANSTEAD VILLAGE, OFFERING A WIDE SELECTION OF SHOPS, CAFÉS, RESTAURANTS, AND EVERYDAY AMENITIES. FAMILIES ARE WELL SERVED BY A CHOICE OF HIGHLY REGARDED LOCAL SCHOOLS, WHILE BANSTEAD RAILWAY STATION PROVIDES DIRECT SERVICES TO LONDON VICTORIA. THE A217 IS ALSO EASILY ACCESSIBLE, PROVIDING CONVENIENT ROAD CONNECTIONS TOWARDS SUTTON, EPSOM, AND THE WIDER SURROUNDING AREA.

A SUPERB FAMILY HOME COMBINING GENEROUS ACCOMMODATION, EXCELLENT PARKING, AND A SOUGHT-AFTER BANSTEAD LOCATION.

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- SPACIOUS RECEPTION ROOM & SEPARATE DINING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE & DRESSING ROOM
- ATTRACTIVE REAR GARDEN, OFF-STREET PARKING & INTEGRAL GARAGE
- EXCELLENT LOCATION FOR BANSTEAD VILLAGE, SCHOOLS & TRANSPORT LINKS
- COUNCIL TAX BAND E
- EPC RATING D

