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26 Holly Lane West
Banstead, Surrey SM7 2BB

Property at a glance

- Beautifully Presented Family Home
- Five Bedrooms
- Three Modern Bath/Shower Rooms
- Three Reception Rooms
- Modern Fitted Kitchen
- Utility & Cloakroom
- West Facing, Landscaped Rear Garden
- Two Driveways
- Walking Distance To Banstead Village
- No On-Going Chain

Setting

This well presented property is located within a short walk of Banstead village. Banstead retains the charm of a popular village with the benefit of being only a short drive from the local towns of Epsom, Sutton and Reigate, all of which boast comprehensive shopping centres.

The M25 is approximately 4 miles to the South at junction 8, providing links to Gatwick Airport, Heathrow Airport, the M23 to Brighton, the M4 to the West, M1 to the North and the rest of the national motorway network.

There is a wide selection of sporting and leisure activities around the area. Local gyms include LA Fitness in Banstead and David Lloyd complex in Cheam and Epsom. For the golf enthusiasts, there are four world-renowned golf clubs, Walton Heath Golf Club, Kingswood Golf & Country Club, Cuddington and the RAC at Epsom. Horse riding schools can be found in Tadworth, Walton on the Hill, Kingswood, Chipstead and Headley.

The closest train services can be found at Banstead, Chipstead and Coulsdon.

O.I.E.O £995,000 Freehold

26 Holly Lane West

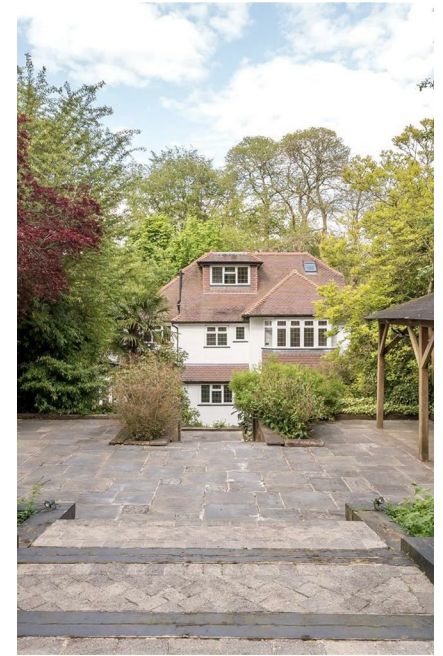
This beautifully refurbished and extended, five bedroom detached family home is located within a well maintained, west facing plot and just a short walk of Banstead High Street. Offered to the market with no on-going chain.

The accommodation is laid out over three floors, to the ground floor is a welcoming entrance hall which leads to the sitting room with patio doors leading to the rear garden, a formal dining room with a large bay window to the front aspect and a family room with roof lanterns making it a lovely bright room with patio doors leading out to the rear garden. On top of this there is a modern fitted kitchen with a range of integrated appliances including a Britannia range cooker and access to the utility room and cloakroom. The majority of the flooring to the property is either solid wood flooring or tiled.

To the first floor is the master bedroom with a range of fitted wardrobes, a large bay window to the rear and a modern en-suite shower room. There are two further bedrooms, a study/bedroom five with fitted furniture and a luxury family bath/shower room. To the top floor is bedroom four which has a modern en-suite shower room and built in cupboards.

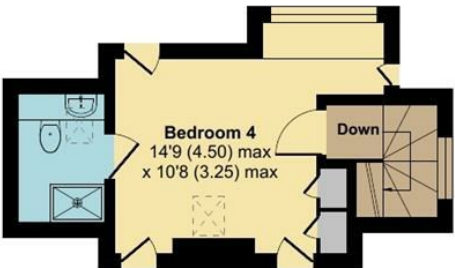
Outside there is a beautifully landscaped, tiered rear garden which provides plenty of entertaining areas with a wooden gazebo and steps leading to a large formal lawn with two sheds. To the front are two driveways with parking for 3/4 cars and access to the store room.

Banstead High Street offers a variety of shopping and leisure facilities including traditional village shops, national brand stores, restaurants and cafés.

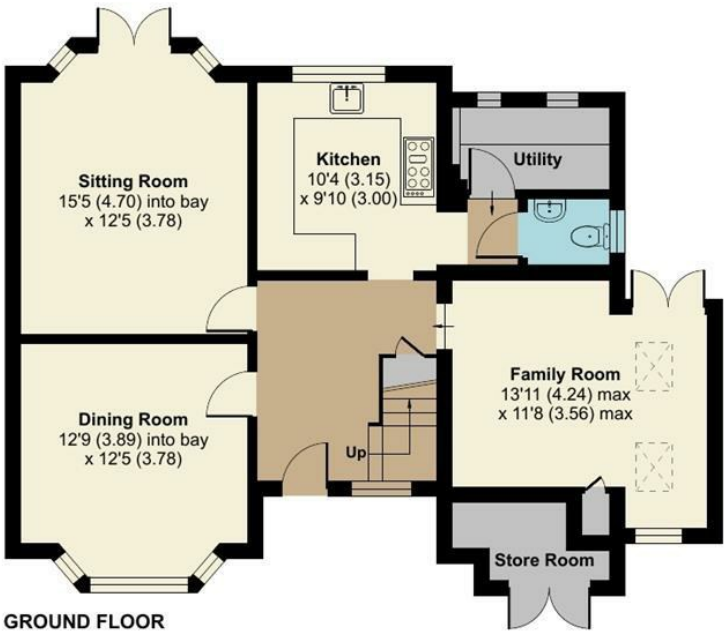


Holly Lane West, Banstead, SM7

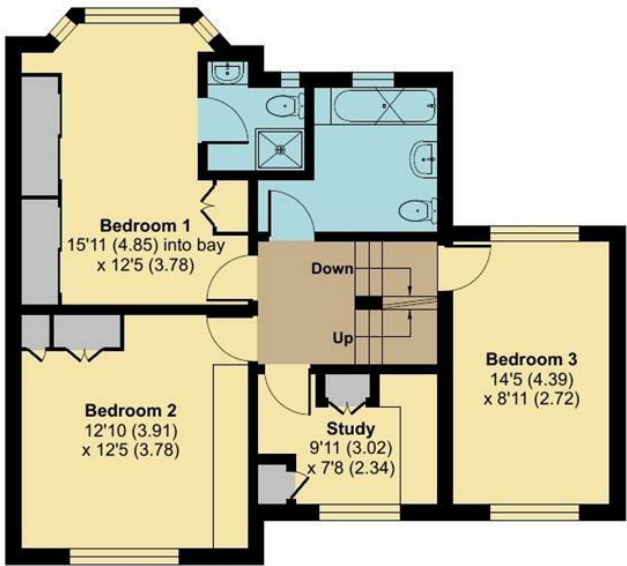
Approximate Area = 1767 sq ft / 164.1 sq m
Store Room = 27 sq ft / 2.5 sq m
Total = 1794 sq ft / 166.6 sq m
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

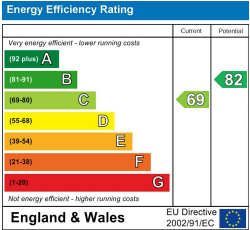


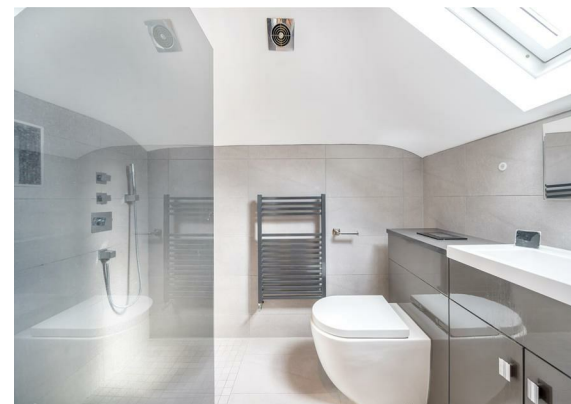
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2023. Produced for Fine & Country. REF: 980633

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents on 01737 832845.





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