

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

43 Green Curve
Banstead
SM7 1NS

A Tastefully Refurbished Five-Bedroom
Family Home with Studio and Outdoor
Kitchen.

Situated behind a private gated drive this
beautifully presented and tastefully
refurbished home offers spacious and
versatile living across three floors, with the
added benefit of a fully equipped garden
studio and a stunning outdoor cooking
area, all set within well-maintained gardens.

£4,750 Per
Month



5



3



3



2



• 5 bedroom detached home with gated drive

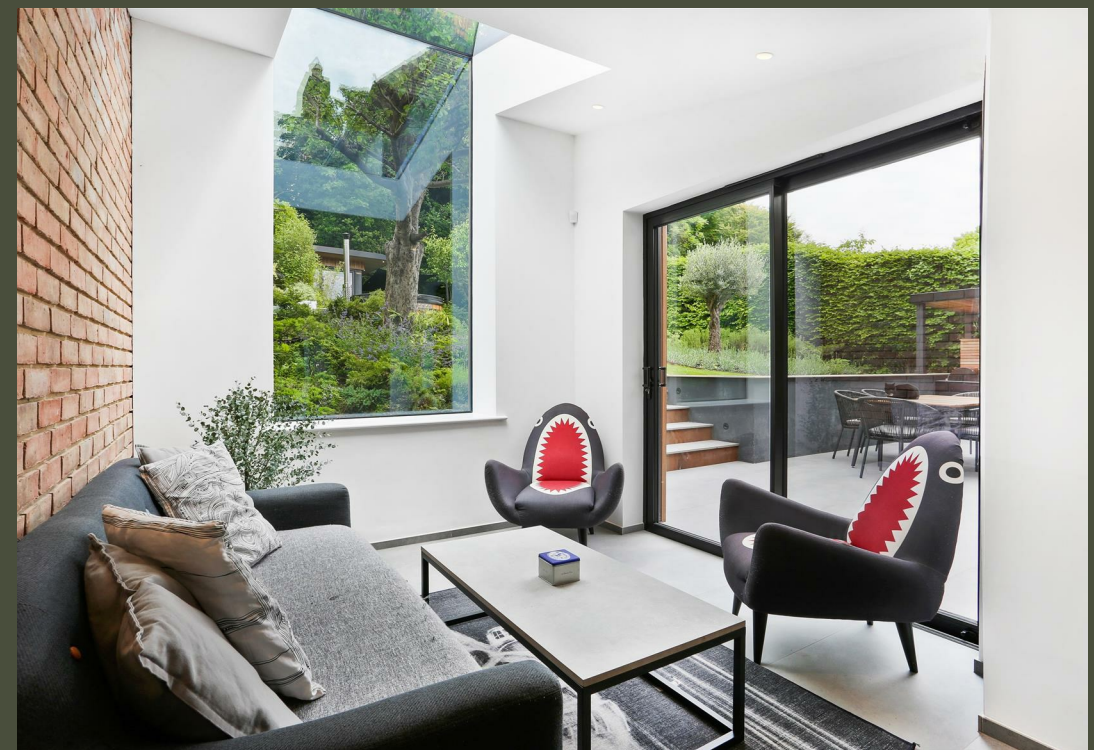
• Spacious open-plan kitchen/dining/family room

• Garden studio with power, lighting, and toilet

• Fully refurbished modern finishes throughout

• Main loft bedroom with en-suite, Juliet balcony

• Well maintained gardens with outdoor kitchen



PROPERTY DESCRIPTION

Entering through a storm porch and a welcoming entrance hall, the ground floor boasts a generous open-plan kitchen/dining/family room with modern fittings and direct access to the garden – perfect for entertaining. The newly installed windows throughout the home flood the space with natural light. Adjacent to this is a utility room which features a pet area with underfloor heating and a dog shower, there is also a stylish downstairs WC. A separate sitting room provides a cosy retreat with a working open fireplace, while the family/games room at the rear offers further flexibility. Outside, the outdoor cooking area features a Canadian cedar roof and built-in amenities, making al fresco dining a delight.

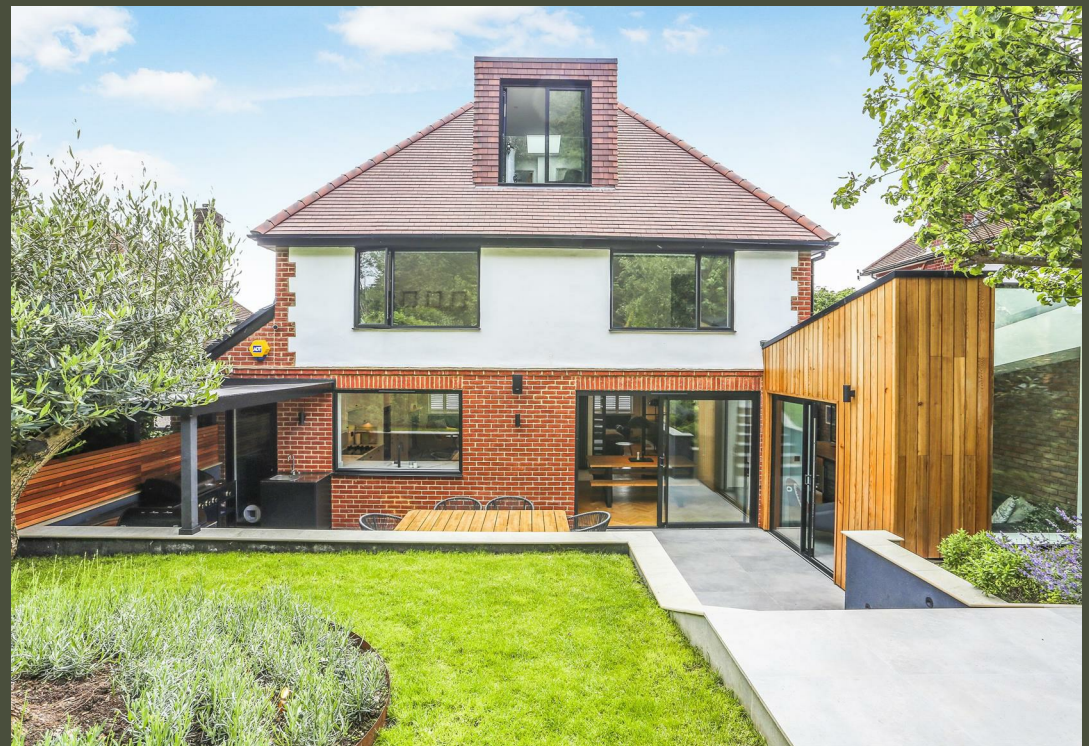
The first floor includes four well-proportioned bedrooms and a modern family bathroom. Bedrooms 2, 3, and 4 are spacious doubles, while Bedroom 5 can serve as a guest room or home office. All rooms are tastefully decorated, in keeping with the exceptional high standard throughout the home.

The main bedroom suite occupies the entire top floor and features an en-suite shower room, ample storage, a Juliet balcony overlooking the rear garden, and a Velux roof hatch, offering a bright and airy loft retreat. The property also benefits from underfloor heating in the family/games room, pet area and both of the en-suite bathrooms.

The garden is neatly landscaped and includes a detached garden studio, ideal for remote working, hobbies, or guest accommodation. The studio is powered and plumbed, complete with a shower and a toilet, providing a self-contained workspace or leisure area. The bespoke circular wooden hot tub which is a feature and positioned by the seating area can be heated via wood or electricity.









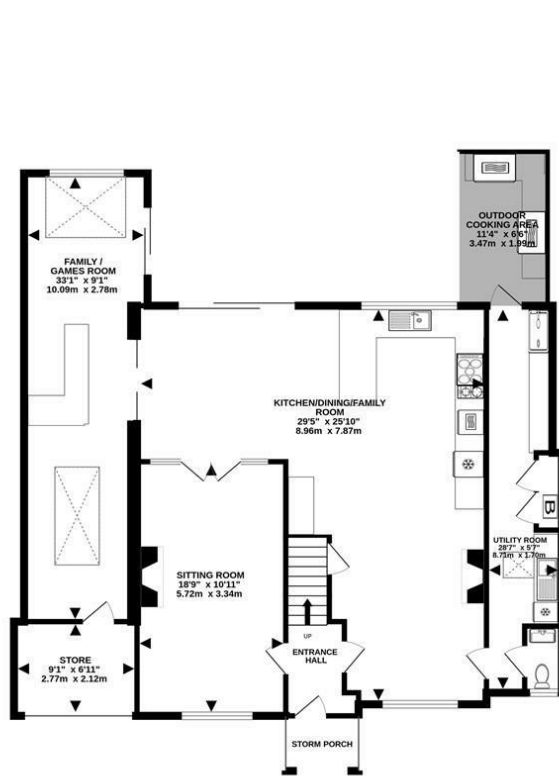
PROPERTY DESCRIPTION

Green Curve is a premium residential road tucked between the villages of Banstead and Nork, around 10 to 15 minutes' walk from Banstead station. The villages of Banstead and Nork both offer a variety of shopping and leisure facilities, from traditional village shops through to larger stores such as M&S Food, Waitrose, Boots etc. as well as restaurants, coffee shops and tea rooms. A beautiful park is just around the corner and the local area has a wide choice of good primary and secondary schools as well as independent preparatory and senior schools. There are mainline railway stations at both Banstead, Epsom Downs and Sutton giving easy access to London and access onto the M25 is via junction 8.

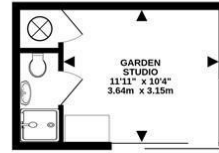
For more information, or to book a viewing, please don't hesitate to contact the lettings team on 01737 817 718.



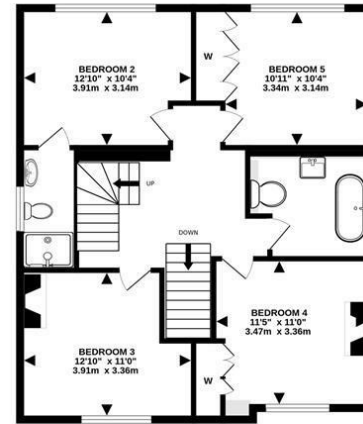
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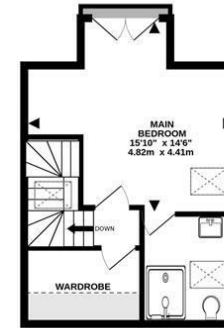
GROUND FLOOR
1270 sq.ft. (118.0 sq.m.) approx.



GARDEN STUDIO
158 sq.ft. (14.6 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



2ND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 2511 sq.ft. (233.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Mid energy efficient - higher running costs			
England & Wales		72	77
EU Directive 2002/91/EC			

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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING: C

COUNCIL: Reigate & Banstead

TAX BAND: F

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



01737 817718

kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT