



Picquets Way, Banstead



£800,000

Freehold

- 105ft Easterly facing garden
- Detached family home
- Popular residential road
- Two reception rooms
- Stunning kitchen/breakfast room
- Utility room & d/s cloakroom
- Master bedroom with ensuite
- Two further bedrooms
- Downstairs bedroom with ensuite shower room
- Driveway



A stunning and truly impressive sympathetically extended detached family home offering an impressive layout of incredibly well balanced accommodation laid out over two floors and presented in fantastic order.

The property is set within a popular residential road, with a beautifully maintained Easterly facing rear garden that measures approximately 105ft x 40ft and enjoys an excellent degree of privacy. The well designed accommodation provides the perfect layout for modern family living with defined reception areas that seamlessly flow in to each other in a modern open plan layout that is perfect for entertaining, social occasions and most importantly, day to day life.

As soon as you step through the front door the amazing feel of the property and quality of finish is immediately evident with a large entrance hall that makes that perfect first impression, ideal for welcoming guests.

The two defined receptions rooms offer flexibility, with a generous spacious feel and enjoy a huge amount of natural light, with accommodation comprising; living room, sitting/dining room and an impressive kitchen/breakfast room with bi-folding doors to the garden, utility room/W/C. From the dining area there is access to a downstairs bedroom with shower room.

On the first floor is a large master bedroom with ensuite shower room, two further excellently proportioned bedrooms and a spacious family bathroom with a roll top bath.

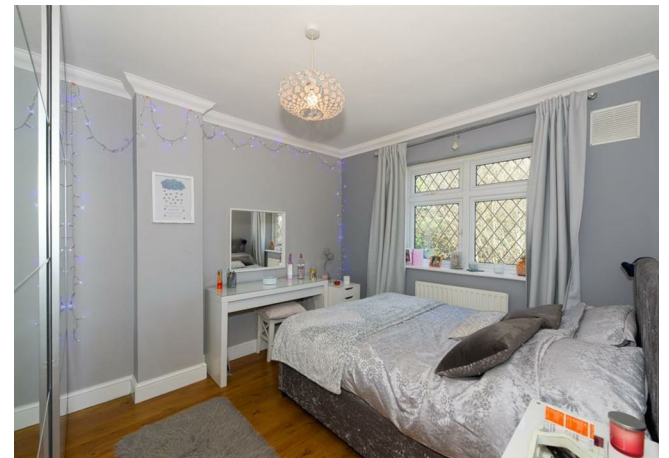
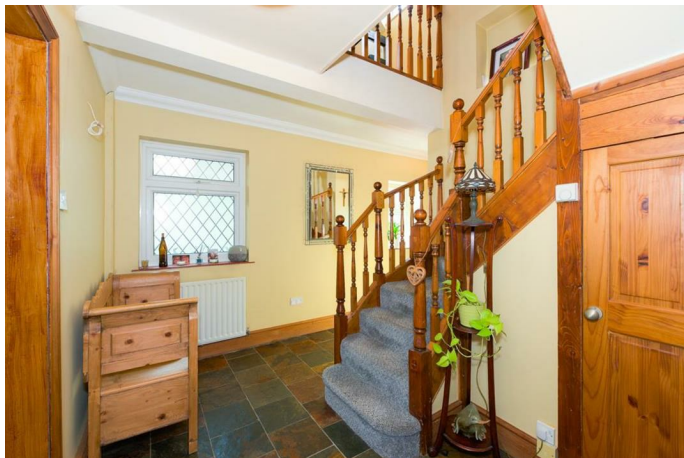
Outside is a beautiful Easterly facing rear garden that has been meticulously maintained and enjoys an excellent degree of privacy with access to an office/playroom with a W/C and an outside store.

To the front there is a driveway offering ample parking space and a gravelled front garden.

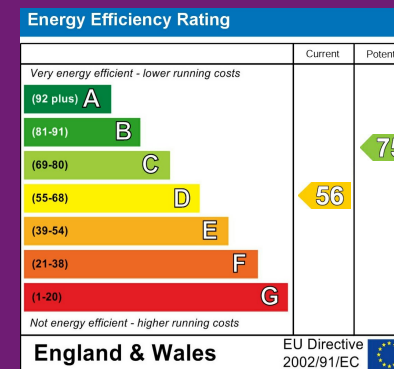
Picquets Way provides the perfect mix of convenience and tranquillity with Banstead Station just 1 mile away and Epsom Downs Station a little further, Epsom Town Centre and the villages of Banstead and Tadworth are within a couple of miles yet with open spaces of Epsom Downs Racecourse and Banstead Downs Golf Course on the doorstep.

Nearby Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is the open spaces of Epsom Downs, the home of The Derby and Nork Park. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Freehold







Epsom Office
2 West Street
Epsom, Surrey KT18 7RG
T: 01372 745 850

Ewell Office
220 Chessington Road
West Ewell, Surrey KT19 9XA
T: 020 8394 1234

Stoneleigh Office
62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS
T: 020 8393 9411

Banstead Office
141 High Street Banstead,
Surrey SM7 2NS
T: 01737 333699


sales@thepersonalagent.co.uk | thepersonalagent.co.uk

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