

Offers In Excess Of £1,400,000 Freehold

- 2540 Sq Ft Property
- Detached four bedroom family home
- Three bathrooms, two of which are en-suite
- Open plan kitchen diner/living area
- Snug
- Study
- Double garage
- Private driveway
- Private gated development
- No onward chain

The Personal Agent team are delighted to offer this 2540 sq ft detached property for sale, located in a prestigious gated development. Banstead's best kept secret, down a long tree-lined driveway, one finds an exclusive small neighbourhood, where houses seldom change hands. This newly renovated home has four large bedrooms, three bathrooms, two of which are en-suite. There is a stunning open plan kitchen dining/living area with views across a beautifully landscaped, award-winning garden.

On the ground floor, the property consists of an entrance hall, guest cloakroom, study, front reception room /snug and a large open plan kitchen dining/living area. There is a double garage with remote controlled doors, with direct access to the home via the utility room, and a private spacious driveway for several cars.



On the first floor are four double bedrooms and three bathrooms. There is a spacious loft for storage.

Outside to the rear is a beautifully manicured garden.

The location of this home is fantastic: It lies between two golf courses – Cuddington Park Golf Course and Banstead Golf Course. At the bottom of the close is the meadow which is managed by the Surrey Wildlife Trust and cows and sheep are brought there each year alternately to graze after the wild flower season, where the rare Surrey Blue butterfly is found pollinating the kidney vetch. Through the meadow one finds a lovely woodland walk which leads on to Banstead Golf course which is a common, allowing one to walk dogs and even horses.

Banstead railway station is approximately 0.3 miles

away which is generally an 8 minute walk and provides regular links to Victoria via Sutton. Ewell East and Sutton Stations are also easily accessible, offering many quicker commute options. There are excellent schools nearby, both in the state and public sectors.

Offered for sale with no onward chain , your early viewing is highly recommended by the vendor's sole agent.

Tenure - Freehold

Council Tax Band - H



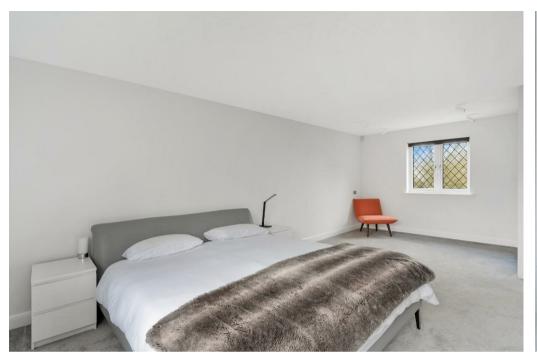


















Cuddington Park Close Total Area: 2540 SQ FT • 235.97 SQ M The PERSONAL Agent Garage Area: 297 SQ FT • 27.55 SQ M BEDROOM SITTING/ 13'9" x 12'11" DINING ROOM/ BEDROOM 4.20 x 3.94M KITCHEN 13'9" x 10'11" 37'2" x 17'3" 4.20 x 3.32M 11.32 x 5.26M BEDROOM 21'2" x 11'11" 6.46 x 3.63M SNUG 11'0" x 10'8" 3.35 x 3.24M UTILITY ROOM 11'4" x 5'1" 3.46 x 1.55M OFFICE 11'2" x 5'9" 3.41 x 1.74M BEDROOM GARAGE 16'11" x 16'11" 17'7" x 16'10" 5.15 x 5.15M 5.37 x 5.13M

Energy Efficiency Rating Current Very energy efficient - lower running costs (92 plus) A (69-80) 71 D (55-68) (39-54) F (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

The

PERSONAL

Agent

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 inpspection, 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.

EPSOM OFFICE 2 West Street Epsom, Surrey, KT18 7RG 01372 745 850

STONELEIGH/EWELL OFFICE 62 Stoneleigh Broadway Stoneleigh, Surrey, KT17 2HS 020 8393 9411

GROUND FLOOR

BANSTEAD OFFICE 141 High Street Banstead, Surrey, SM7 2NS 01737 333 699

TADWORTH OFFICE Station Approach Road Tadworth, Surrey, KT20 5AG 01737 814 900

FIRST FLOOR

LETTINGS & MANAGEMENT 157 High Street Epsom, Surrey KT19 8EW 01372 726 666

(Including Garage)

BRITISH

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY. Registered in England No. 4398817.





