



Fir Tree Road, Banstead

The **PERSONAL** Agent

Asking Price £675,000

Freehold

- Modern throughout
- Self contained annexe
- Two bathrooms & downstairs w/c
- Level plot
- Large driveway
- Close to Banstead Station (0.4 miles)
- Excellent schools
- Situated between Banstead & Epsom



Situated on the desirable Fir Tree Road in Banstead, this stunning three bedroom semi detached house presents an exceptional opportunity for families and professionals alike. The property has been thoughtfully updated and modernised by the current owners, ensuring a contemporary living experience while retaining its charming character.

Upon entering, you will find a spacious reception room that provides ample space for relaxation and entertaining. The well appointed kitchen complements the living areas, making it a perfect hub for family gatherings. The three bedrooms are generously sized, offering comfortable retreats for rest and relaxation.

One of the standout features of this property is the self contained annexe, which is ideal for older children seeking independence, relatives visiting, or even as a large home office for those working remotely. This versatile space adds significant value and flexibility to the home.

The exterior of the property is equally impressive, with a driveway that accommodates multiple vehicles, ensuring convenience for residents and guests. The landscaped garden is a true highlight, featuring a level area perfect for entertaining. With a dedicated golf area and a built in bar, it is an entertainer's dream, providing a wonderful setting for summer gatherings and outdoor enjoyment.

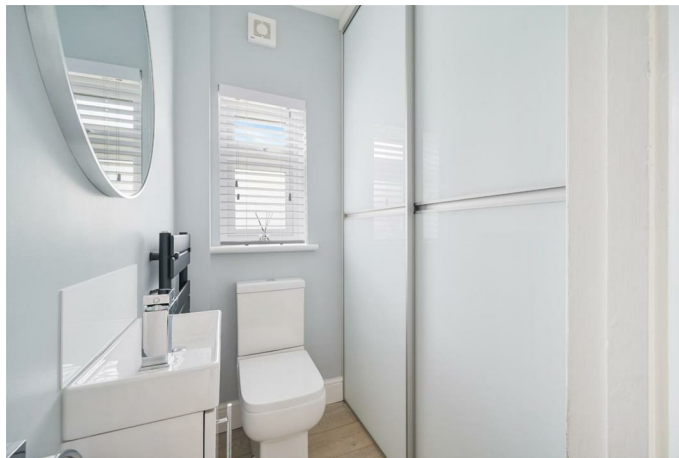
In summary, this delightful semi detached house on Fir Tree Road offers a perfect blend of modern living, versatile spaces, and an enviable outdoor area, making it an ideal choice for those seeking a family home in a sought after location.

Upon entering the property, you are welcomed by a spacious entrance hall with a convenient ground floor WC. The accommodation then opens into a bright and versatile living/dining room, ideal for both everyday living and entertaining. To the rear, a modern fitted kitchen benefits from French doors providing direct access to the garden.

The first floor comprises three well proportioned bedrooms and a stylish four piece family bathroom suite. Externally, the property offers a driveway to the front providing off street parking for multiple vehicles. To the rear is a level, enclosed garden featuring a self contained annexe, which includes a bedroom area, office space, kitchenette, and bathroom, offering excellent flexibility for guests, home working, or multi-generational living.

Nearby the open spaces of Banstead Downs provide beautiful walks and cycling routes, Oaks Park and Epsom Downs are also easily reached. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8), and there are rail services at Banstead Station some 0.4 of a Mile away (8 min walk). In short, the property enjoys an ideal location for accessing the areas cultural & leisure venues.

Tenure- Freehold
Council Tax Band- E



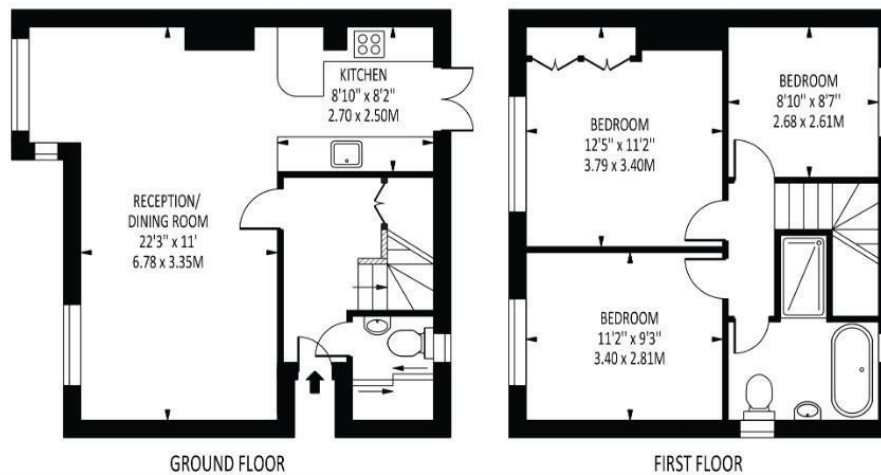
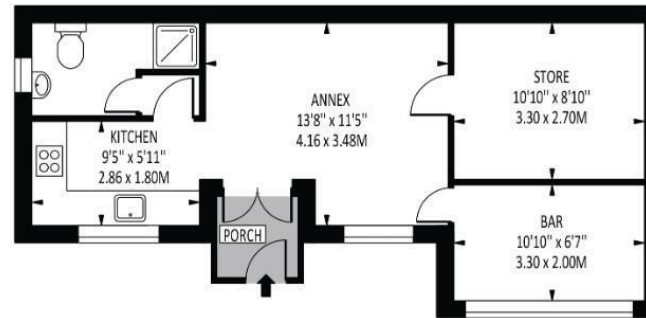


The **PERSONAL** Agent



The Briars

Total Area: 1327 SQ FT • 123.25 SQ M
(Including Outbuilding)
Outbuilding Area : 428 SQ FT • 39.79 SQ M



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 inspection, 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.

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		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
	65	78

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

BANSTEAD OFFICE

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

TADWORTH & KINGSWOOD OFFICE

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

LETTINGS & MANAGEMENT

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

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



The
PERSONAL
Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

