



Higher Drive, Banstead

The **PERSONAL** Agent



# Asking Price £1,400,000

## Freehold

- 3204 sq ft extended detached property
- Six bedrooms
- 18' x 15' Kitchen/breakfast room
- Three reception rooms
- Main bathroom and two shower rooms
- Self-contained annexe
- Loft room 11'10 x 7'8
- Garage 18'1 x 8'5
- ¼ acre plot with far reaching SW views
- Premier residential road

An extended six bedroom detached property, with some 3204sq ft of accommodation, situated in the highly regarded Higher Drive. The property benefits from a 28'7 x 12'3 living/dining room and a 18 x 15'1 kitchen. A downstairs bedroom with access to a shower room, a second kitchen and reception room make it ideal for a self-contained annexe. Other features include far reaching south-westerly views and a rear garden about 125' deep backing farmland.

To the ground floor, the property consists of an entrance hall, guest cloakroom, study, living/dining room, kitchen. annexe with bedroom, living room, kitchen and shower room.



On the first floor are four bedrooms, family bathroom, en-suite to primary bedroom and dressing room to bedroom two. On the top floor are bedroom six and a useful loft storage room. Outside to the rear a large patio area with the rest laid to lawn with far reaching views. Gravel driveway with parking for several cars .

From a practical point of view, the location of this home is fantastic. Banstead railway station is approximately 0.8 of a mile away which is generally a 16 minute walk and provides regular links to Victoria via Sutton.

There are excellent schooling options locally, both

in the state and public sectors, although one of the stand out features of this home is its immediate surroundings and the open green spaces it enjoys.

Priest Hill Nature Reserve is a wonderful open space that is nearby and is managed by The Surrey Wildlife Trust and there are also open fields behind the property too as well as easy access to Cuddington & Banstead Downs golf courses with pleasant woodland walks nearby too.

Viewing is strongly advised by the vendor's sole agent.

Tenure - Freehold





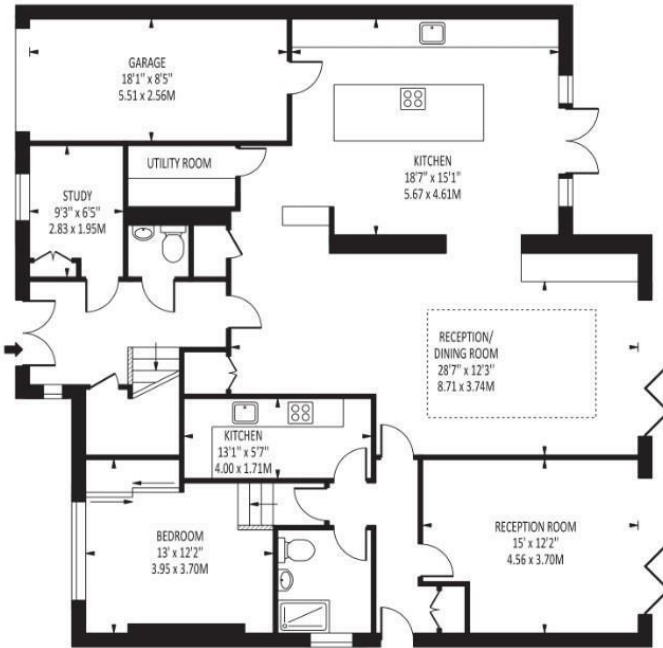




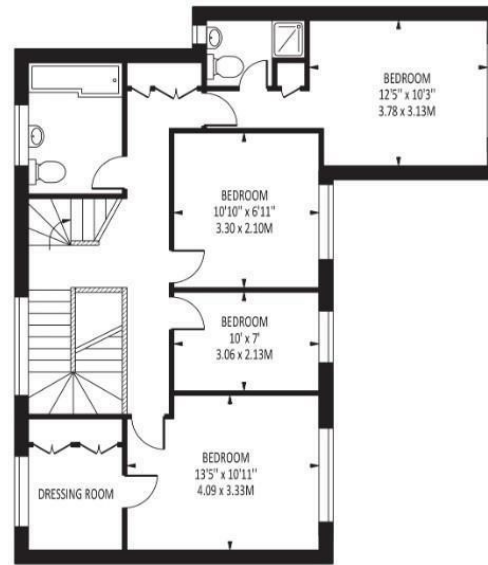


## Higher Drive

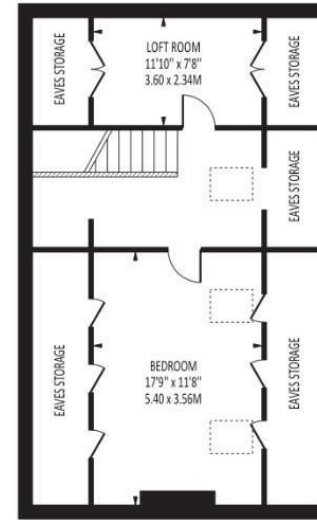
Total Area: 3204 SQ FT • 297.69 SQ M  
(Including Eaves Storage & Garage)  
Eaves Storage Area: 234 SQ FT • 21.72 SQ M  
Garage Area: 152 SQ FT • 14.11 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	60	77
England & Wales		
EU Directive 2002/91/EC		

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**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.



