



Magnolia Drive, Banstead

The **PERSONAL** Agent



# Guide Price £1,000,000

## Freehold

- Spacious four bedroom semi detached family home
- Located within a modern gated development
- Convenient for Banstead and Nork villages
- Excellent open plan kitchen, sitting room, snug and orangery
- Four generous double bedrooms, with two en suites
- West facing rear garden with sun terrace and artificial lawn
- Underfloor heating on the ground floor and concrete floors throughout
- Excellent train links to London Victoria and easy access to M25

A beautifully presented four bedroom family home set within a sought after gated development, offering excellent space, privacy and modern living. With a superb flow of accommodation and a fabulous west facing garden, this is an ideal home for entertaining and family life. Conveniently positioned for Banstead village, local amenities and excellent transport links to London.

Located within this modern gated development, conveniently positioned for Banstead High Street, is this spacious semi detached family home offering over 2300 square foot of accommodation boasting four double bedrooms. Built by the renowned Mansard Homes in 2008, the property is presented in excellent condition throughout and benefits from a wealth of desirable features, including tiled flooring, underfloor heating, concrete floors throughout and a wonderful west-facing rear garden.

The ground floor provides a superb range of living and entertaining spaces. To the front is a family room with a feature fireplace, together with a cloakroom and a stunning kitchen/breakfast room which flows seamlessly into the main sitting room, snug and extended orangery.

The kitchen and dining room/orangery benefit from impressive double height bi folding doors, flooding the space with natural light and providing direct access to the west-facing garden. A separate utility room offers additional practical space, with access to both the sun and side entrance.

On the first floor, the rear-facing principal bedroom features a range of fitted wardrobes and a luxurious en suite bathroom. The front-facing second bedroom also benefits from fitted wardrobes and a stylish en suite shower room.



The second floor provides two further well proportioned double bedrooms and a family shower room, with the rear bedroom enjoying far reaching views towards London.

Externally, the property boasts a fabulous west facing rear garden, featuring a generous sun terrace and low-maintenance artificial lawn, making it ideal for outdoor entertaining and relaxation. To the front, a private driveway provides parking for numerous vehicles, in addition to the garage.

An internal viewing is highly recommended to fully appreciate the excellent accommodation, quality and versatility this impressive family home has to offer

This fabulous family home is ideally located within easy reach of both Nork and Banstead village, as well as Banstead railway station, which provides regular services to London Victoria with journey times of approximately 45–55 minutes.

Banstead retains all the charm of a popular Surrey village, whilst benefiting from its convenient position just a short drive from the larger towns of Epsom, Sutton and Reigate, all of which offer comprehensive shopping and leisure facilities.

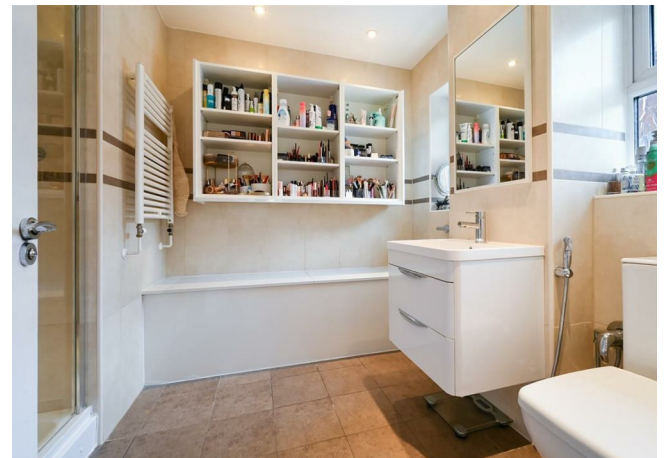
The M25 is approximately four miles to the south at Junction 8, providing excellent road connections to both Gatwick and Heathrow airports, as well as the wider motorway network.

The area also offers an excellent choice of sporting and leisure activities. The surrounding countryside provides an extensive network of scenic routes, making it particularly well suited to walking, running and horse riding. Ramblers and nature enthusiasts are especially well catered

for, with a wealth of beautiful countryside and walks to explore close by.

Tenure- Freehold  
Annual service charge amount (£) - 250.00  
Council Tax Band- G

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







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## Magnolia Drive

Total Area: 2332 SQ FT • 216.65 SQ M  
(Including Eaves Storage)  
Eaves Storage Area : 23 SQ FT • 2.16 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 79      | 82                      |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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### TADWORTH & KINGSWOOD OFFICE

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### LETTINGS & MANAGEMENT

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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.



