



Ash Close, Banstead

The **PERSONAL** Agent

Asking Price £1,000,000

Freehold

- Over 2000sqft
- Five double bedrooms
- Three bathrooms and a w/c
- Landscaped garden
- Driveway & garage
- Close to transport and shops
- Quiet cul-de-sac
- Sole agents



Situated in the tranquil cul de sac of Ash Close, Banstead, this remarkable five bedroom detached family home offers an exceptional living experience. Spanning over 2000 square feet, the property is presented in excellent condition and is thoughtfully arranged over three floors, providing ample space for family life.

Upon entering, you are welcomed by a generous hallway that features a convenient W/C and under-stairs storage. The ground floor comprises a separate reception room, ideal for relaxation, alongside a spacious open-plan kitchen and dining area. This inviting space is perfect for entertaining guests, seamlessly connecting to the beautifully landscaped garden, which enhances the outdoor living experience.

The property boasts five well proportioned double bedrooms, ensuring comfort for all family members. These are complemented by three modern bathrooms, providing convenience and privacy.

With a driveway and garage, this home offers practical amenities alongside its impressive living spaces. Located in the heart of Nork, this property is not only a sanctuary of peace but also a fantastic opportunity to secure a spacious family home in a desirable area. We encourage you to reach out and arrange a viewing to fully appreciate all that this exceptional property has to offer.

Upon entering the property you are greeted by a entrance hall, and W/C, to the front of the property is a reception room, to the rear of the property is an open kitchen/diner.

The first floor comprises of three bedrooms and two bathrooms which include an en-suite.

The second floor has an additional two bedrooms and a bathroom.

To the front of the property is a driveway and garage. To the rear of the property is a landscaped garden and patio area.

The property is conveniently located close to transport and

schools making it ideal for families and commuters alike. There are trails and walks in the nearby vicinity providing a great lifestyle for all walks of life. 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. In short, the property enjoys an ideal location for accessing the area's cultural & leisure venues.

Tenure - Freehold
Annual service charge amount (£) - 320.00
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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Ash Close

Total Area: 2091 SQ FT • 194.28 SQ M
(Including Garage)
Garage Area : 164 SQ FT • 15.24 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	77	80
(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

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