



Holly Lane West, Banstead

The **PERSONAL** Agent



# Guide Price £1,200,000

## Freehold

- 1935 sq ft property
- Detached house
- Four bedrooms
- Spacious open plan kitchen/dining/living room
- Lounge leading through to study area
- Utility room and downstairs cloakroom
- Ensuite to Primary bedroom
- Walk through wardrobe to Primary bedroom
- Private balcony off primary bedroom
- Walking distance Banstead village

The Personal Agent are delighted to offer for sale this beautifully presented 1,935 sq ft detached four-bedroom home, ideally located within easy walking distance of Banstead High Street and close to the scenic Banstead Woods.

A key feature of this property is the impressive 804 sq ft open plan kitchen/dining/living room, perfect for family life and entertaining. Additional highlights include a private balcony, walk-through wardrobe, and en-suite shower room to the primary bedroom.



The ground floor comprises a welcoming hallway, lounge leading into a study area, spacious open plan kitchen/dining/living space, utility room, and downstairs cloakroom.

On the first floor, the primary bedroom includes a walk-through wardrobe, ensuite, and access to a private balcony overlooking the rear garden. There are three further bedrooms and a modern family bathroom.

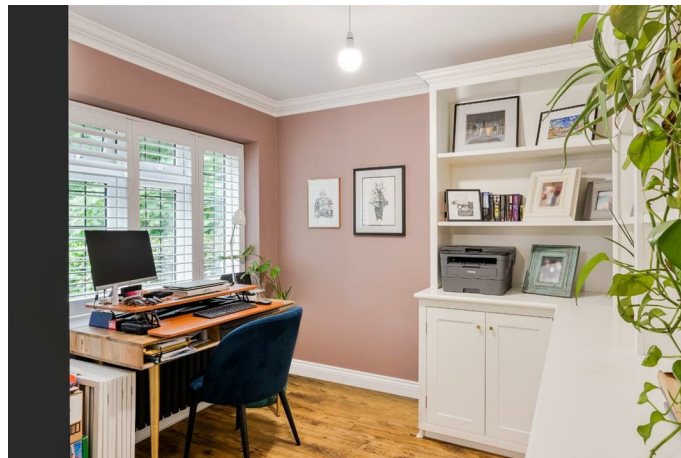
Outside, the rear garden features a patio and lawn — ideal for relaxing or entertaining. To the front, there is private off-street parking for three vehicles, including an EV charge point.

Banstead village is a short walk away, offering a variety of shops, cafes, restaurants and everyday essentials. The area benefits from a range of excellent local schools, both state and private.

There are also numerous countryside walks nearby, with Banstead Woods and other green spaces close by. For commuters, Chipstead, Coulsdon South and Sutton stations are within easy reach, providing direct links into London Victoria and London Bridge.

Tenure – Freehold  
Council tax band - G





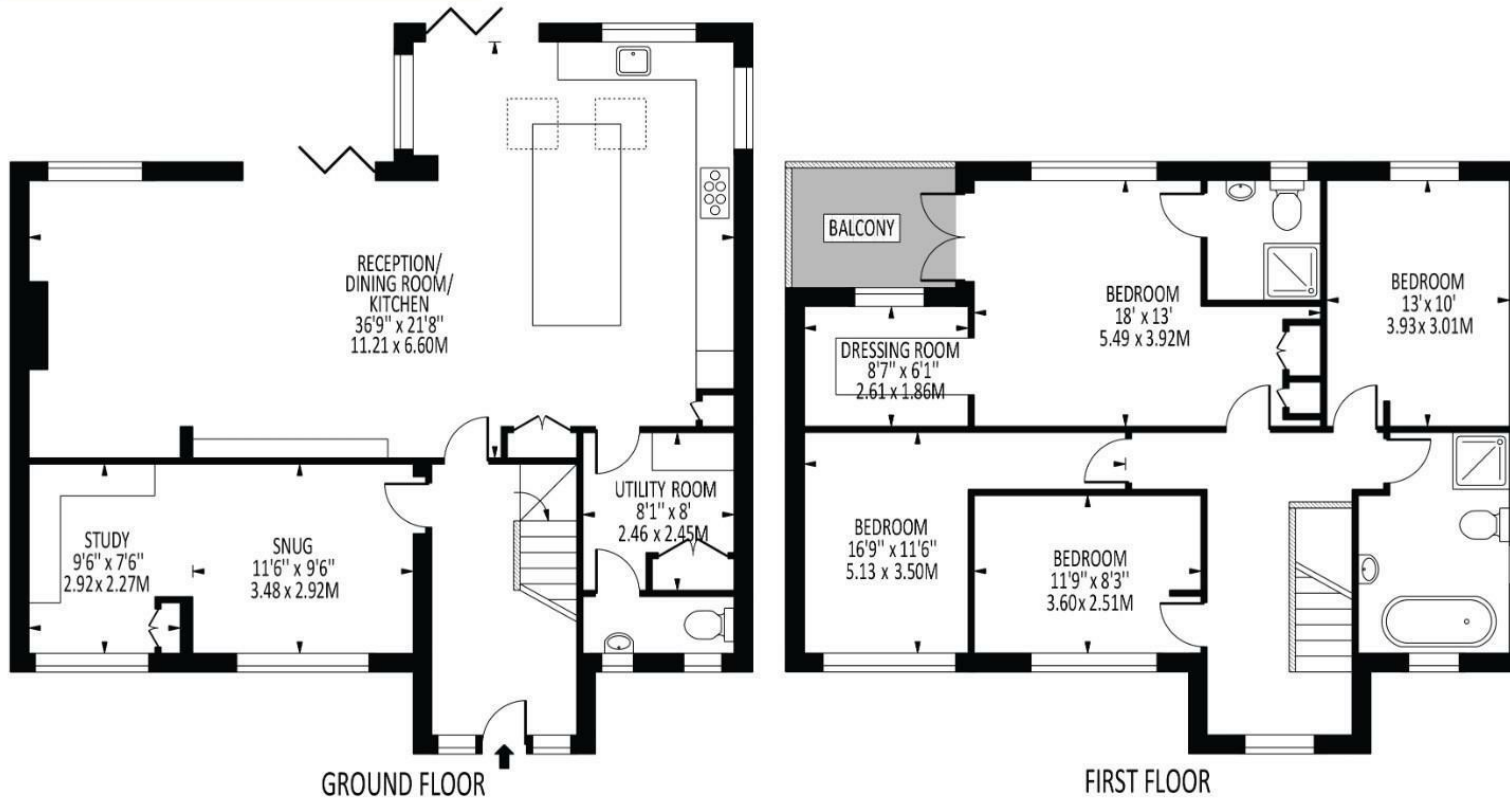




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Total Area: 1935 SQ FT • 179.80 SQ M



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>		
(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		
	62	78
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.



