



Barn Close, Banstead

The **PERSONAL** Agent

Asking Price £850,000

Freehold

- Detached family house
- 2300 sq ft
- 19'9 Sitting room
- Dining room and study
- 19'9 Kitchen/breakfast room
- Two bathrooms
- Double garage
- Driveway parking
- Cul-de-sac location
- No chain

Nestled in the tranquil and sought-after cul-de-sac of Barn Close, Banstead, this impressive detached house offers a perfect blend of space, comfort, and modern living. Spanning an expansive 2,300 square feet, this property is ideal for families seeking a generous home with ample room for both relaxation and entertainment.

The house boasts three well-appointed reception rooms, including a spacious 19'9 sitting room that invites natural light and provides a warm atmosphere for family gatherings. The 19'9 kitchen/breakfast room offers plenty of space for meal preparation and casual dining. Additionally, a dedicated study provides a quiet retreat for work



or could be a playroom or tv room. With four generously-sized bedrooms, this home ensures that everyone has their own private space. The two bathrooms cater for the needs of a busy household, providing both functionality and comfort.

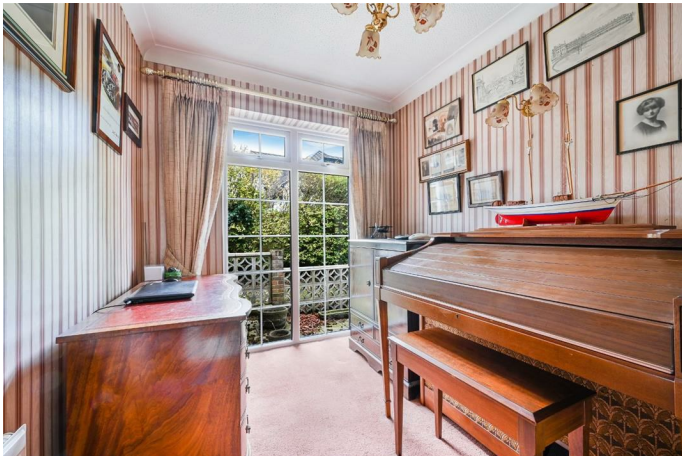
One of the standout features of this property is the conservatory, which serves as a perfect spot to enjoy the garden views throughout the seasons. The outdoor space is ideal for children to play or for hosting summer barbecues with friends and family.

There is a double garage and a spacious driveway with parking for several cars.

Constructed c1985, this home combines classic charm with modern amenities, making it a wonderful choice for those looking to settle in a peaceful neighbourhood. Barn Close is conveniently located near local amenities, schools, and transport links, ensuring that everything you need is within easy reach.

In summary, this detached house is a remarkable opportunity for anyone seeking a spacious and versatile family home in a desirable location. Don't miss the chance to make this property your own.

Council Tax Band: G
Tenure: Freehold





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Barn Close

Total Area: 2302 SQ FT • 213.83 SQ M
(Including Garage)
Garage Area : 305 SQ FT • 28.31 SQ M



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		
	72	82
England & Wales		
EU Directive 2002/91/EC		

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