



Fairlawn Grove, Banstead

The PERSONAL Agent

# Guide Price £650,000

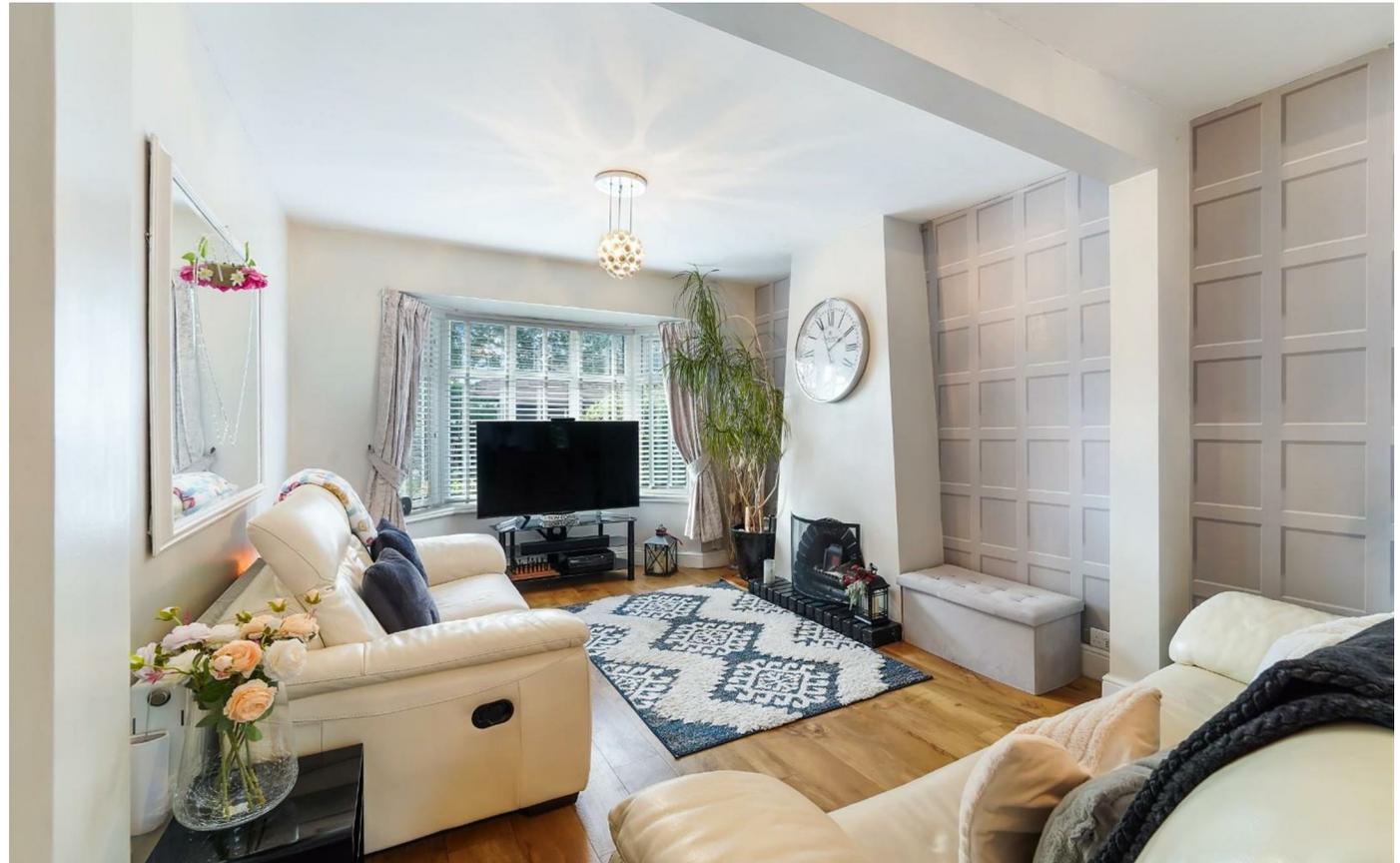
## Freehold

- Three bedrooms
- Stunning Kitchen / Dining / Reception Room open Plan Living
- Study / Utility Room
- Cloakroom
- Fabulous Landscaped Garden With Decked Terrace
- Cul - De - Sac Location
- Private Driveway Offering Ample Off Street Parking
- 1930's Style Semi Detached House

Situated in a tranquil cul de sac, Banstead, this charming 1930s semi detached house offers a delightful blend of classic character and modern convenience. With three well proportioned bedrooms, this home is perfect for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining.

One of the standout features of this residence is the stunning modern kitchen, which seamlessly integrates with the dining and reception areas, creating a warm and welcoming atmosphere. Additionally, a useful study/utility room and a cloakroom enhance the practicality of the home, catering to the needs of contemporary living.

The modern family bathroom is tastefully designed, ensuring comfort and style. Outside, the property benefits from a private driveway that offers ample off street parking, a valuable asset in this desirable area. The beautifully landscaped garden, complete with a decked terrace, provides an idyllic space for



outdoor enjoyment, whether for family gatherings or quiet evenings.

The accommodation comprises of useful entrance porch, which leads to the hallway then stunning open plan kitchen / dining / reception creating a wonderful living space. there is also a useful study / utility area and a downstairs cloakroom.

On the first floor there are two double bedrooms, along with a third single bedroom and the main modern family bathroom.

Further noteworthy points to mention with this property include access to a private driveway at the front providing ample parking. Also significant scope to extend STPP.

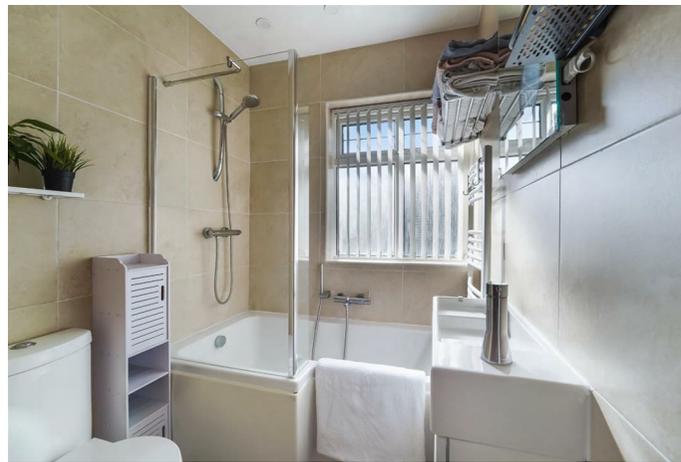
The property is a short drive (0.9 Miles) from the heart of the village with its excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The village also has numerous high quality cafes and restaurants.

Nearby the open spaces of the Lavender Fields and Banstead Downs provide beautiful walks and cycling routes and Oaks Park and Epsom Downs are also easily reached. 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 1.5 miles away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.

Early inspection is strongly advised to fully appreciate the current flexible space, potential to extend and convenient location this property offers.

Vendor suited.

Tenure - Freehold  
Council tax band - E

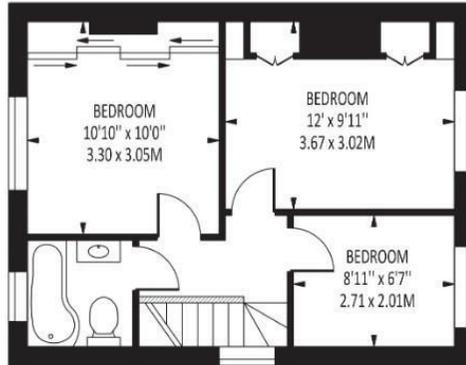




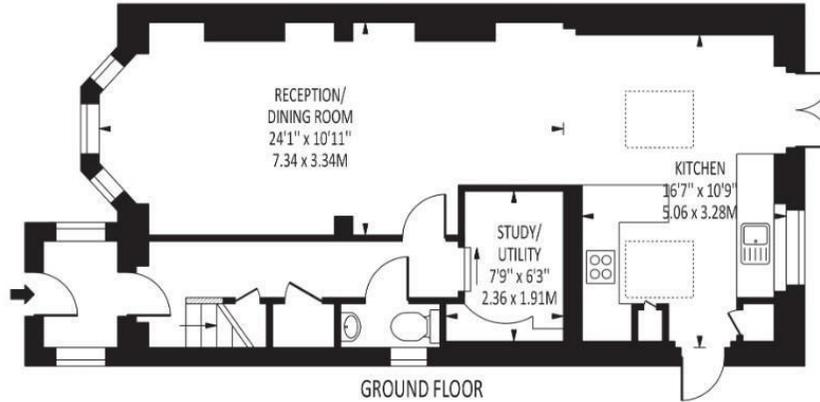
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Total Area: 999 SQ FT • 92.81 SQ M



FIRST FLOOR



GROUND 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>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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