



Acorn Close, Banstead

The **PERSONAL** Agent



# Offers In Excess Of £900,000 Freehold

- 1727 sq ft property
- Stunning Detached Residence
- Four double bedrooms
- Two en-suites
- 23'2 X 10'7 Kitchen/Breakfast room
- 23'7 x 12'8 Reception room
- Study
- Outside studio
- Car barn for ample parking
- Vendor suited

An exquisite detached house, boasting an impressive 1,727 square feet of living space. This property is a true gem, offering a harmonious blend of comfort and elegance, making it an ideal choice for families.

The residence features four generously sized double bedrooms, ensuring ample space for everyone. Two of these bedrooms come complete with en suite bathrooms, providing a perfect retreat for privacy and convenience. The heart of the home is undoubtedly the remarkable Kitchen/Breakfast room, measuring an impressive 23'2 x 10'7. This delightful space is perfect for family meals and entertaining guests, creating a warm and inviting atmosphere.

In addition to the kitchen, the property boasts two reception rooms, including a spacious 23'7 x 12'8 area. These versatile living spaces can be tailored to suit your lifestyle, whether you prefer a tranquil setting for relaxation or a vibrant space for social gatherings.



With its thoughtful layout and elegant design, this detached house on Acorn Close is not just a home; it is a sanctuary where comfort meets style. This property is a must-see for those seeking a spacious family home in a desirable location. Don't miss the opportunity to make this stunning house your new home.

On the first floor, Four double bedrooms, Two en suites and a main bathroom making morning routines a breeze and ensuring that everyone has their own space.

For those with vehicles, the car barn provides secure parking, while additional ample parking space is available for guests or family. An outside studio adds versatility to the property, perfect for a home office, art studio, or a quiet space for hobbies.

Set on a corner plot, it benefits from a sense of privacy and seclusion, enhanced by a beautifully maintained rear garden that offers a peaceful retreat from the hustle and bustle of daily life.

Just a short walk from Warren Mead primary school and in close proximity of Banstead railway station which is just a short distance away.

If you are travelling further afield the M25 is just a short drive away. If you are looking to enjoy outside space then Epsom Downs itself is just around the corner as are the wide open spaces of Nork Park.

The practicality of the location continues with a number of local shops in Nork Way or if you are wanting more variety the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants is just a couple of miles away, as is the pretty and vibrant Banstead Village.

Tenure - Freehold  
Council Tax Band: G







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## Acorn Close

Total Area: 1727 SQ FT • 160.44 SQ M  
(Including Studio & Excluding Car Barn)  
Studio Area : 142 SQ FT • 13.18 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>	77	81
(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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