



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





### 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) <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		
	72	82
England & Wales		EU Directive 2002/91/EC

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 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.  
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