



De Burgh Park, Banstead

The **PERSONAL** Agent

Guide Price £1,000,000

Freehold

- Chain Free
- Semi detached House
- Seven bedrooms
- Two reception rooms
- 23'4 X 13'3 Kitchen/Diner
- 10'6 x 10'4 Conservatory
- 2612 sq ft property
- Walking distance of Banstead village
- Views of Banstead cricket pitch
- Two garages

This impressive semi detached house located in the desirable De Burgh Park area of Banstead. Spanning an expansive 2612 square feet, this property boasts five well appointed bedrooms and two bathrooms, making it an ideal family home and offered to the market chain free.

Upon entering, you will find three spacious reception rooms, providing ample space for relaxation and entertainment. The conservatory adds a delightful touch, allowing natural light to flood the home while offering a serene view of the surrounding area. The heart of the home is undoubtedly the generous kitchen and dining room, measuring an impressive 23'4 x 13'3, perfect for family gatherings and culinary adventures.

One of the standout features of this property is its stunning views of the Banstead cricket pitch, which adds a unique charm to the home. The location is particularly advantageous, as it is just a short stroll from Banstead village. Here, residents can enjoy a variety of local amenities, including shops, cafes, and parks, all

contributing to a vibrant community atmosphere.

This property is perfect for those who appreciate the balance of suburban tranquillity and the convenience of nearby amenities. With its spacious layout and prime location, this semi detached house is a wonderful opportunity for anyone looking to settle in the heart of Banstead.

Upon entering, you are greeted by two inviting reception rooms, with the lounge leading to a conservatory, All three rooms provide ample space for relaxation and entertainment. The heart of the home is the expansive kitchen/diner, Measuring an impressive 23'4" x 13'3". This area is perfect for family gatherings and dinner parties, allowing for a seamless flow between cooking and dining. Additionally, the conservatory adds a delightful touch, offering a bright and airy space to enjoy the view of the rear garden.

The property features two bathrooms on the first floor servicing



the four bedrooms, one being the en-suite to the primary bedroom ensuring convenience for all residents. Three further bedrooms on the second floor, two of which have the benefit of the picturesque views overlooking the Banstead cricket pitch, providing a serene backdrop to daily life.

The property enjoys a fantastic position and is within walking distance of 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.

There are several schools nearby, both state and private. For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by.

This location is ideal for family walks, dog walks, cycling or jogging.

Tenure - Freehold

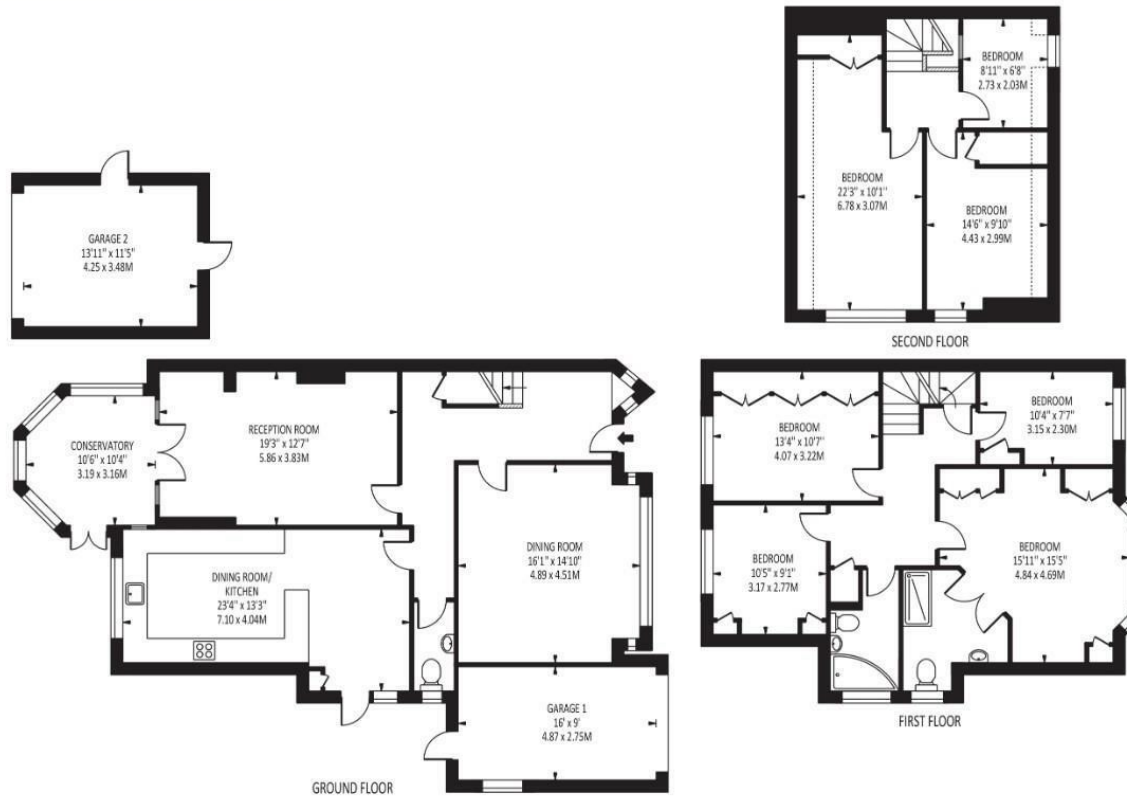




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De Burgh Park

Total Area: 2612 SQ FT • 242.67 SQ M
(Including Restricted Height Area, Garage, 1 & 2)
Restricted Height Area : 53 SQ FT • 4.92 SQ M
Garage 1 Area : 144 SQ FT • 13.39 SQ M
Garage 2 Area : 159 SQ FT • 14.79 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) 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		
England & Wales		EU Directive 2002/91/EC

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