



Orchard Close, Banstead

The **PERSONAL** Agent

Asking Price £825,000

Freehold

- Stunning Detached Residence
- Spacious living Room / Dining Room
- Modern Kitchen / Breakfast Room
- Downstairs Bedroom With En-suite
- Three Bedrooms To the First Floor & Family Bathroom
- Cloakroom
- Large Mature Rear Garden
- Covered Garden Terrace
- Cul- De - Location
- Private Off Street Parking

Set in a tranquil close this charming detached house offers a delightful blend of comfort and convenience. Just moments away from the village amenities, this property is perfect for families seeking a peaceful yet accessible location.

Upon entering, you are greeted by a generous entrance hall that leads to a well-appointed cloakroom. The spacious lounge and dining room provide an inviting space for relaxation and entertaining, while the excellent kitchen and breakfast room are ideal for culinary enthusiasts. A convenient downstairs bedroom, complete with an adjoining shower room, adds to the property's versatility, making it suitable for guests or as a private study.

Additionally, the house features another reception room that can serve as a snug or hobby room, catering to your personal interests and needs. Ascending to the first floor, you will find three well-proportioned bedrooms, complemented by a spacious family bathroom that ensures comfort for all.

The exterior of the property boasts a private driveway, offering



off-street parking for your convenience. The large, mature garden at the rear is a true highlight, providing a serene outdoor space perfect for enjoying summer evenings with family and friends.

This delightful home in Banstead is a rare find, combining spacious living areas, a beautiful garden, and a prime location. It is an ideal choice for those looking to settle in a peaceful community while remaining close to essential amenities.

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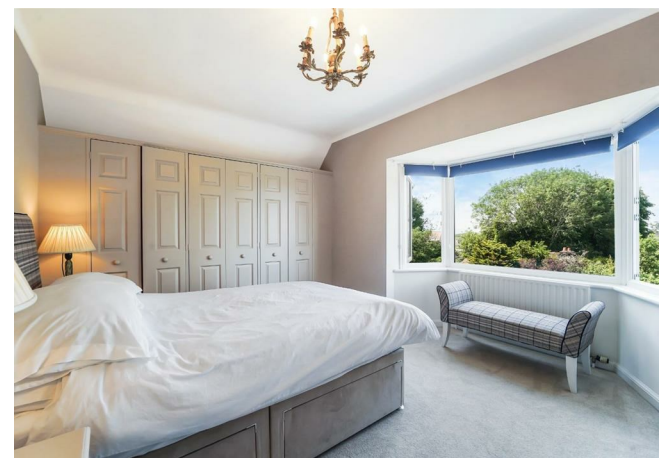
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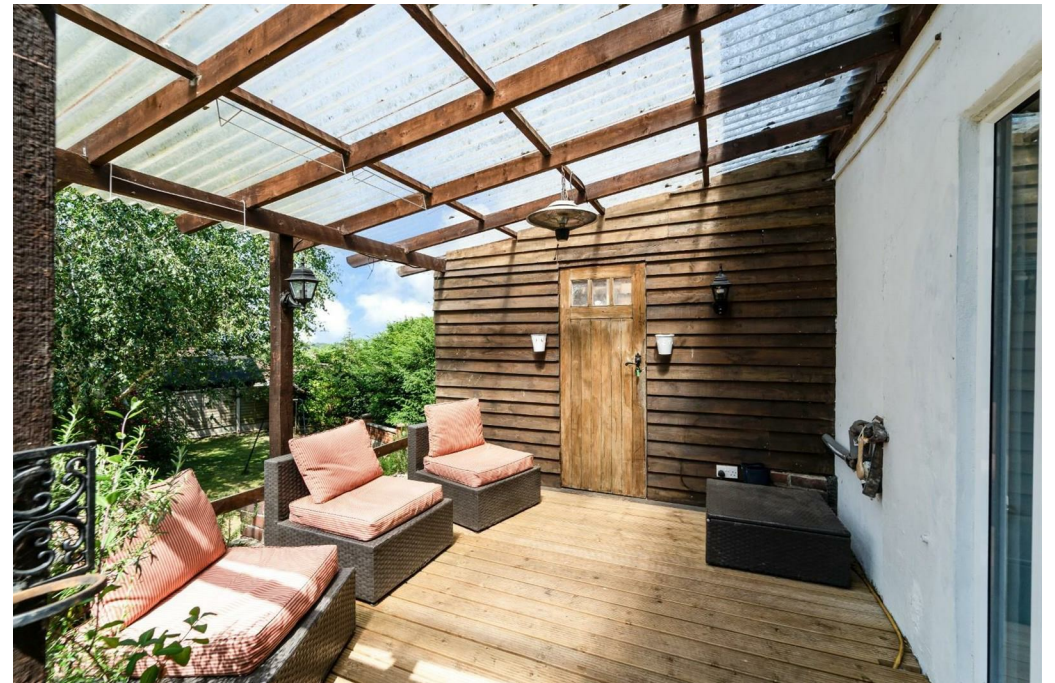
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This fine home is within walking distance of the heart of Banstead village with its excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The village also has numerous high quality cafes and restaurants.

Nearby the open spaces of Banstead Downs provide beautiful walks and cycling routes, 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 0.4 of a mile away. In short, the property enjoys an ideal location for accessing the area's cultural and leisure venues.

Tenure- Freehold
Council Tax Band- E

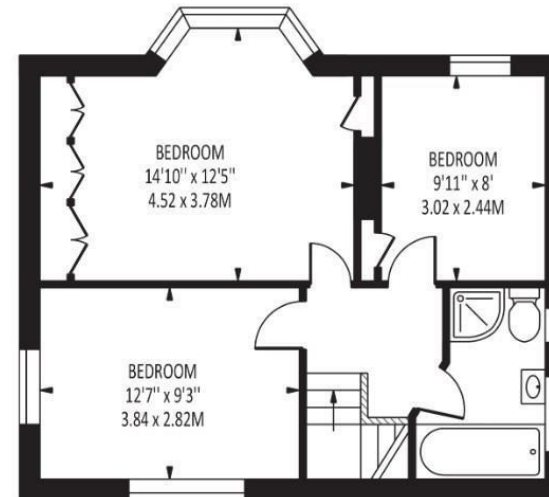
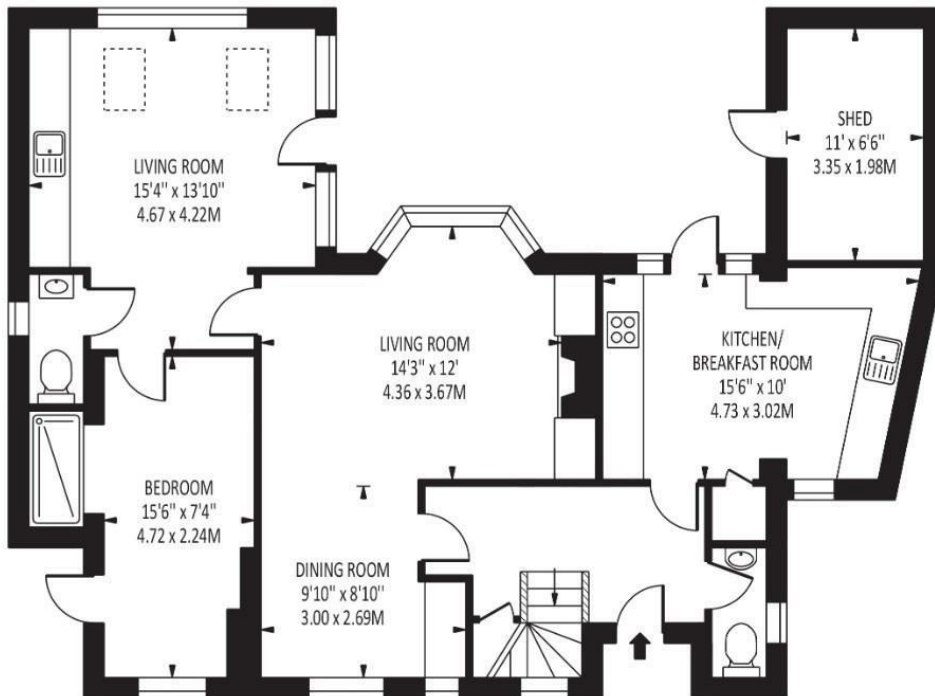






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Total Area: 1395 SQ FT • 129.60 SQ M
(Including Shed)
Shed Area : 71 SQ FT • 6.63 SQ M



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		
	71	80
England & Wales		
EU Directive 2002/91/EC		

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LETTINGS & MANAGEMENT

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

