



Holly Hill Drive, Banstead

The **PERSONAL** Agent



# Offers In Excess Of £1,050,000 Freehold

- Four bedroom detached house.
- En-suite to primary bedroom.
- Three reception rooms.
- Kitchen/breakfast room.
- South facing rear garden.
- Walking distance of Banstead village.
- Popular cul-de-sac location
- Private driveway
- Short drive to station
- Freehold

The Personal Agent are thrilled to bring to the market this rarely available four bedroom detached home positioned within easy reach of Banstead Village, located in a popular quiet cul-de-sac, and is presented superbly throughout.

Offering over 1800 Sq Ft of accommodation the property gives an opportunity for a growing family to move straight into their new home.

On the ground floor there are ample reception rooms, consisting of a lounge, dining room and office, as well as a modern kitchen. There is also a conservatory / sun room off of the lounge as well as a



downstairs w/c from the hallway.

Upstairs there are four bedrooms, including the primary bedroom with en-suite shower room, as well as the stunning family bathroom.

Outside there is Easterly facing rear garden, which contains it's own raised patio area, with stairs down to the lawn. Furthermore there is a access to a basement / office room which boasts it's own w/c, perfect for working from home, as well as a private driveway to the front of the property.

Holly Hill Drive is a most sought after and rarely

available roads, being conveniently situated for Banstead village, which has comprehensive local shopping, including Waitrose and Marks & Spencer, various restaurants and amenities. There is a choice of well regarded schools, both private and state. The property is also within a few minutes walk of woodland walks and outside space.

NB - PLANNING PERMISSION HAS BEEN GRANTED FOR A DETACHED BUNGALOW TO THE REAR OF THE GARDEN. ENQUIRE FOR DETAILS.

Freehold











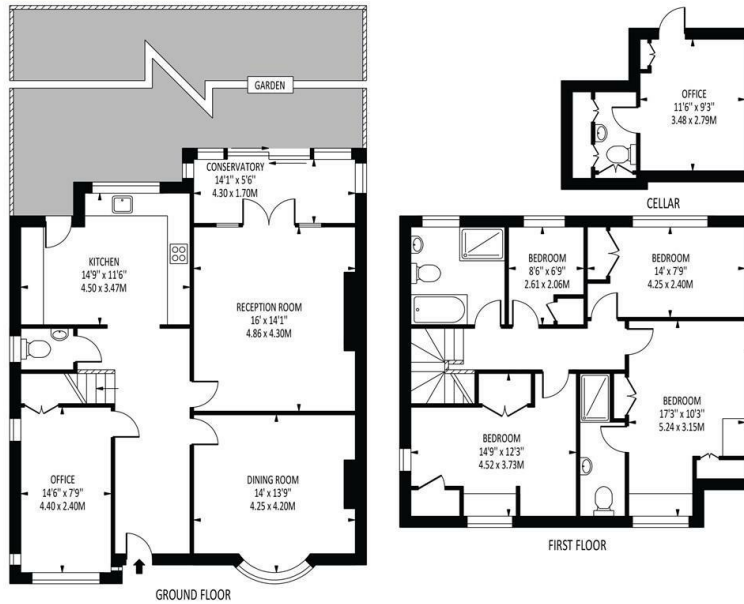
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## Holly Hill Drive

Total Area: 1837 SQ. FT • 170.69 SQ. M  
(Including Cellar)

Cellar Area: 150 SQ. FT • 13.92 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		
England & Wales		EU Directive 2002/91/EC

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.

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