

Hurley Close, Banstead,

Offers Invited £800,000 - Freehold

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WILLIAMS HARLOW























Welcome to this modern family home located in Hurley Close, Banstead. This impressive property boasts four generously sized bedrooms, with the master bedroom featuring an ensuite for added convenience and privacy.

As you enter, you will be greeted by a spacious open-plan kitchen and dining area, perfect for family gatherings and entertaining guests. In addition to the kitchen diner, there are two further reception rooms, providing ample space for relaxation and leisure activities.

The property is situated within a secure gated community, offering peace of mind and safety. It also includes parking for three cars, along with a garage, ensuring that you have plenty of space for vehicles and storage.

With no onward chain, this home is ready for you to move in and make it your own. This property is an excellent opportunity for families seeking a modern and comfortable living space in a sought-after location. Don't miss your chance to view this wonderful home.

THE PROPERTY

A four bedroom two bathroom semi detached family home located in a gated development. Built by Shanley Homes in 2012 this home offers a stylish architecture from the outside and a modern, welcoming interior fit for many families. To the ground floor there is a separate study upon entrance alongside internal access to garage, a large living/ dining room and kitchen which provides direct access out to the rear garden. The first floor comprises of four good size bedrooms, family bathroom and ensuite to the principle bedroom.
The sellers have installed air conditioning and the unit is located in the loft void.

OUTDOOR SPACE

15.24m x 9.14m (50 x 30)
The front provides off street parking for four cars alongside a garage which can serve multipurpose. The west facing rear garden provides a nice outdoor space which requires little maintenance, a paved area directly off the kitchen followed by a laid level lawn.

THE LOCAL AREA

Banstead Nork is a superb area if you haven't already visited. It offers a local
range of shopping facilities at Nork Way and excellent primary and secondary schools alongside Nork park which is ideal for recreation. Banstead mainline train station is also reached within a short walk offering
services to Sutton and London. This popular residential area has great appeal, surrounded by easy access to green open spaces, a peaceful neighbourhood which will allow you to enjoy evening walks without a
second thought and a community where people feel invested.

LOCAL SCHOOLS

Warren Mead Junior School – Ages 7-11
Warren Mead Infant School – Ages 2-7
Epsom Downs Community School – Ages 3-11
Shawley Community Primary Academy – Ages 2-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Tattenham Corner Station – London Bridge, 1 hour 9 min

LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley,
Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

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COUNCIL TAX

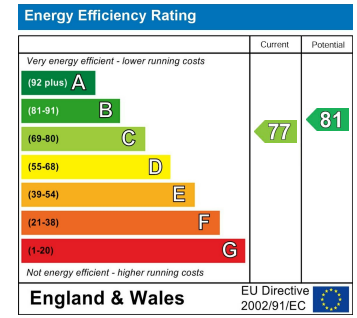
Reigate & Banstead BAND F £3,691.80



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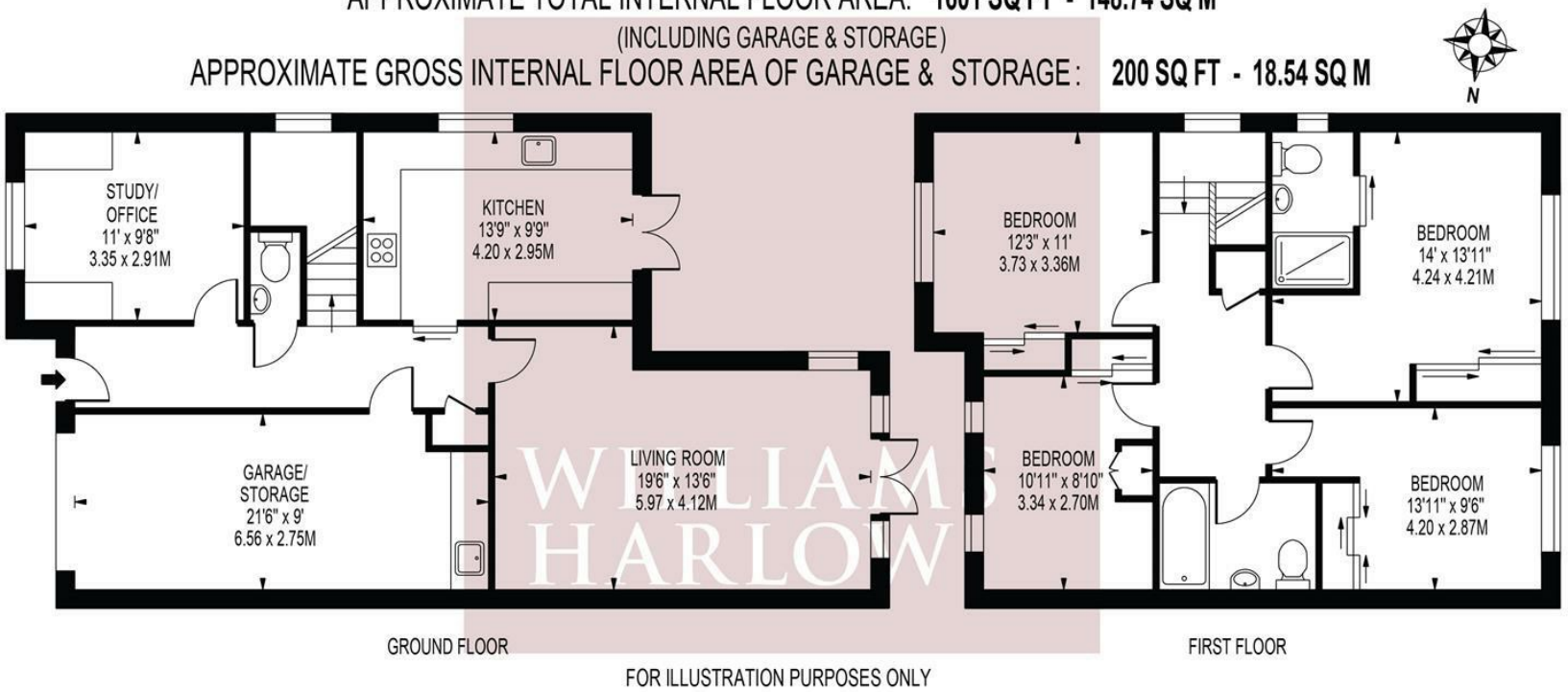


HURLEY CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **1601 SQ FT - 148.74 SQ M**

(INCLUDING GARAGE & STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE & STORAGE: **200 SQ FT - 18.54 SQ M**



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