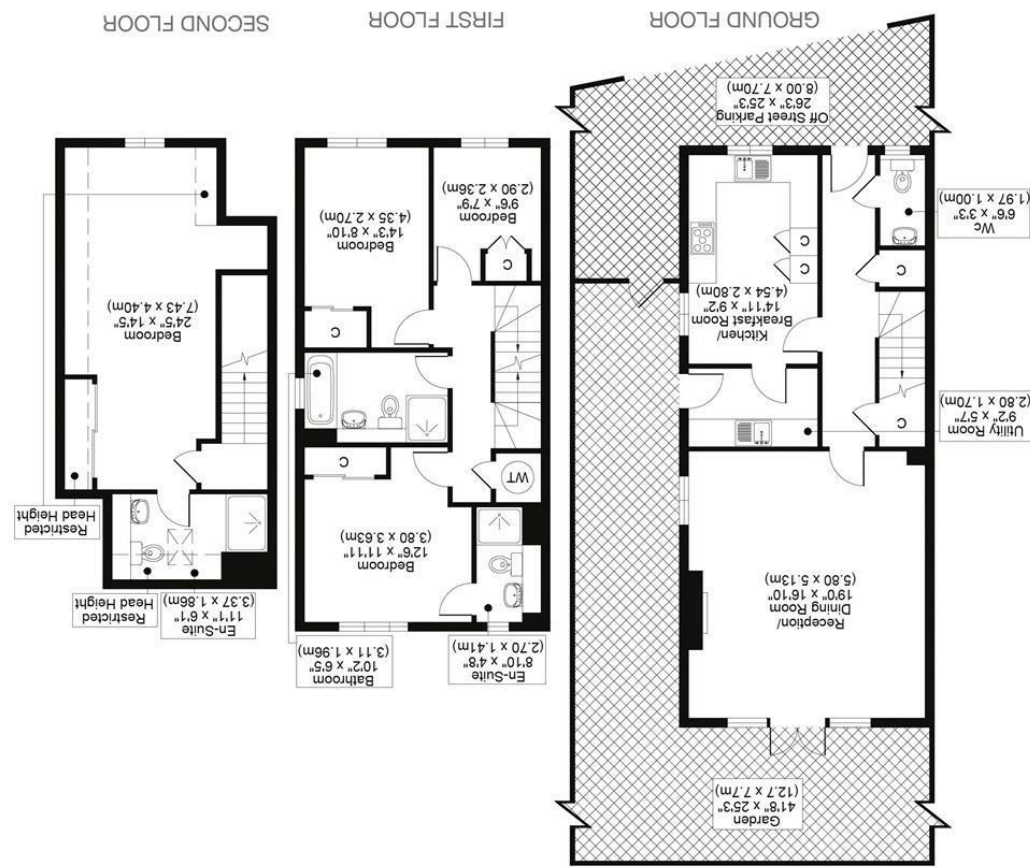


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



MAGNOLIA DRIVE, SMT





MAGNOLIA DRIVE, BANSTEAD SM7 1AW

GUIDE PRICE £800,000

GUIDE PRICE £800,000 - £850,000

CHRISTIES ARE PROUD TO OFFER TO THE MARKET, THIS MODERN FOUR-BEDROOM HOUSE, BUILT BY SHANLY HOMES IN 2013. TUCKED AWAY BEHIND ELECTRONIC SECURITY GATES ON A PRIVATE AND DESIRABLE ROAD, THIS LOVELY FAMILY HOME OFFERS GENEROUS ACCOMMODATION AND ATTRACTIVE ENCLOSED REAR GARDEN AND OFF-STREET PARKING FOR 2 CARS.

A PRETTY, WISTERIA COVERED PORCH TAKES YOU THROUGH THE FRONT DOOR TO THE ENTRANCE HALL WITH DOORS TO ALL ROOMS INCLUDING A GROUND FLOOR WC, CLOAK CUPBOARDS AND KITCHEN/BREAKFAST ROOM. THE KITCHEN OFFERS A RANGE OF CONTEMPORARY UNITS, WITH INTEGRATED APPLIANCES AND WHITE QUARTZ WORK-SURFACES. THERE IS ALSO A SEPARATE UTILITY ROOM HOUSING THE GAS BOILER, WITH DIRECT ACCESS TO THE SIDE OF THE PROPERTY.

A SPACIOUS RECEPTION ROOM OFFERS A FEATURE FIREPLACE AND DOUBLE DOORS LEADING OUT TO THE ATTRACTIVE REAR GARDEN WHICH HAS BEEN LOVINGLY MAINTAINED BY THE CURRENT OWNER. THE GARDEN IS FULLY ENCLOSED WITH THE ADDED BENEFIT OF A SUMMER HOUSE, PAVED PATIO AREA AND SIDE ACCESS. THE FIRST FLOOR COMPRISES OF THREE BEDROOMS, ONE WITH AN ENSUITE SHOWER/WC, FAMILY BATHROOM WITH SHOWER, AIRING CUPBOARD AND STAIRS TO 2ND FLOOR WHERE THE PRINCIPAL BEDROOM IS LOCATED. THIS IS A GENEROUS ROOM WITH FITTED WARDROBES AND ENSUITE WITH DOUBLE SHOWER/WC.

IDEALLY SITUATED WITHIN EASY REACH OF M25 AND CLOSE TO BANSTEAD VILLAGE WITH ITS EXCELLENT HIGH STREET SHOPS, CAFES, RESTAURANTS, WAITROSE AND MARKS & SPENCER. BANSTEAD TRAIN STATION IS ALSO LOCATED JUST 0.7 MILES AWAY.

- MODERN 4 BEDROOM SEMI DETACHED
- PRIVATE ROAD WITH GATED ENTRANCE
- OFF ROAD PARKING FOR 2 CARS
- COUNCIL TAX BAND F
- EPC RATING B

