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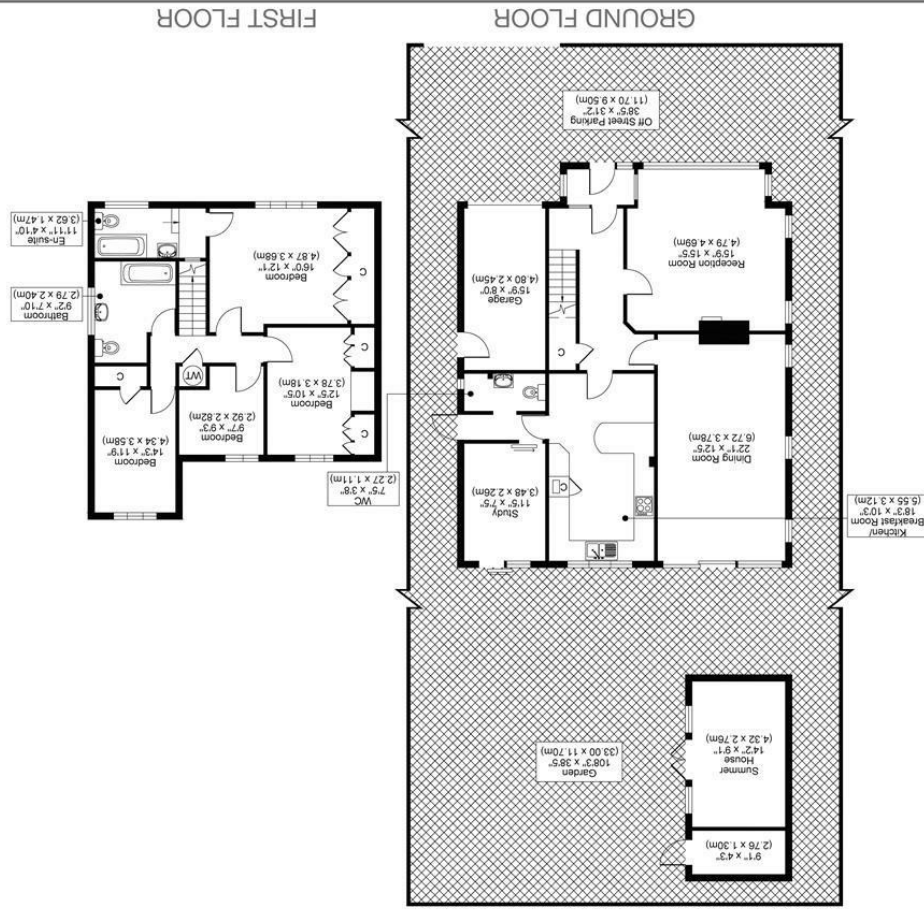
RICS

The Property Ombudsman

CHRISTIES

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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.



COLCOCKES ROAD, SM7
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/OUTBUILDING 2001 SQ.FT (186 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/OUTBUILDING 1707 SQ.FT (159 SQ.M)



CHRISTIES



COLCOKES ROAD, BANSTEAD SM7 2EW

OFFERS IN EXCESS OF £1,000,000

LOCATED ON THE CHARMING COLCOKES ROAD IN BANSTEAD, THIS FANTASTIC FOUR-BEDROOM DETACHED FAMILY HOME, BUILT IN THE 1930'S, OFFERS A PERFECT BLEND OF CLASSIC CHARACTER AND MODERN CONVENIENCE. JUST MINUTES FROM THE VIBRANT BANSTEAD VILLAGE, THIS PROPERTY IS IDEALLY SITUATED FOR THOSE SEEKING A FAMILY-FRIENDLY ENVIRONMENT WITH EASY ACCESS TO LOCAL AMENITIES.

UPON ENTERING, YOU ARE GREETED BY TWO SPACIOUS RECEPTION ROOMS THAT PROVIDE AMPLE SPACE FOR RELAXATION AND ENTERTAINING. THE WELL-APPOINTED KITCHEN BREAKFAST ROOM IS PERFECT FOR FAMILY GATHERINGS, WHILE A VERSATILE STUDY OFFERS THE POTENTIAL TO SERVE AS A GUEST BEDROOM IF NEEDED. THE GROUND FLOOR IS DESIGNED WITH FAMILY LIVING IN MIND, ENSURING COMFORT AND FUNCTIONALITY.

THE GARDEN IS A DELIGHTFUL OUTDOOR SPACE, IDEAL FOR CHILDREN TO PLAY AND FOR FAMILY GATHERINGS. ADDITIONALLY, A SUPERB CABIN IN THE GARDEN PRESENTS AN EXCELLENT OPPORTUNITY FOR THOSE WORKING FROM HOME, PROVIDING A QUIET AND DEDICATED WORKSPACE AWAY FROM THE MAIN HOUSE.

MOVING UPSTAIRS, YOU WILL FIND FOUR GENEROUSLY SIZED BEDROOMS, INCLUDING A MASTER SUITE WITH AN ENSUITE BATHROOM, ENSURING PRIVACY AND CONVENIENCE FOR THE WHOLE FAMILY. A FAMILY BATHROOM SERVES THE REMAINING BEDROOMS, MAKING MORNING ROUTINES A BREEZE.

THIS PROPERTY ALSO BOASTS A GARAGE AND OFF-ROAD PARKING FOR UP TO THREE VEHICLES, A VALUABLE FEATURE IN THIS SOUGHT-AFTER AREA. WITH OUTSTANDING SCHOOLS, TRANSPORT FACILITIES, SHOPS, AND RESTAURANTS ALL WITHIN EASY REACH, THIS HOME IS PERFECT FOR FAMILIES LOOKING TO SETTLE IN A VIBRANT COMMUNITY. DO NOT MISS THE OPPORTUNITY TO MAKE THIS CHARMING HOUSE YOUR NEW FAMILY HOME.

- DETACHED FAMILY HOME
- 4 BEDROOMS AND 4 RECEPTION AREAS
- IDEAL FOR A HOST OF LOCAL AMENITIES
- EPC RATING D
- COUNCIL TAX BAND G

