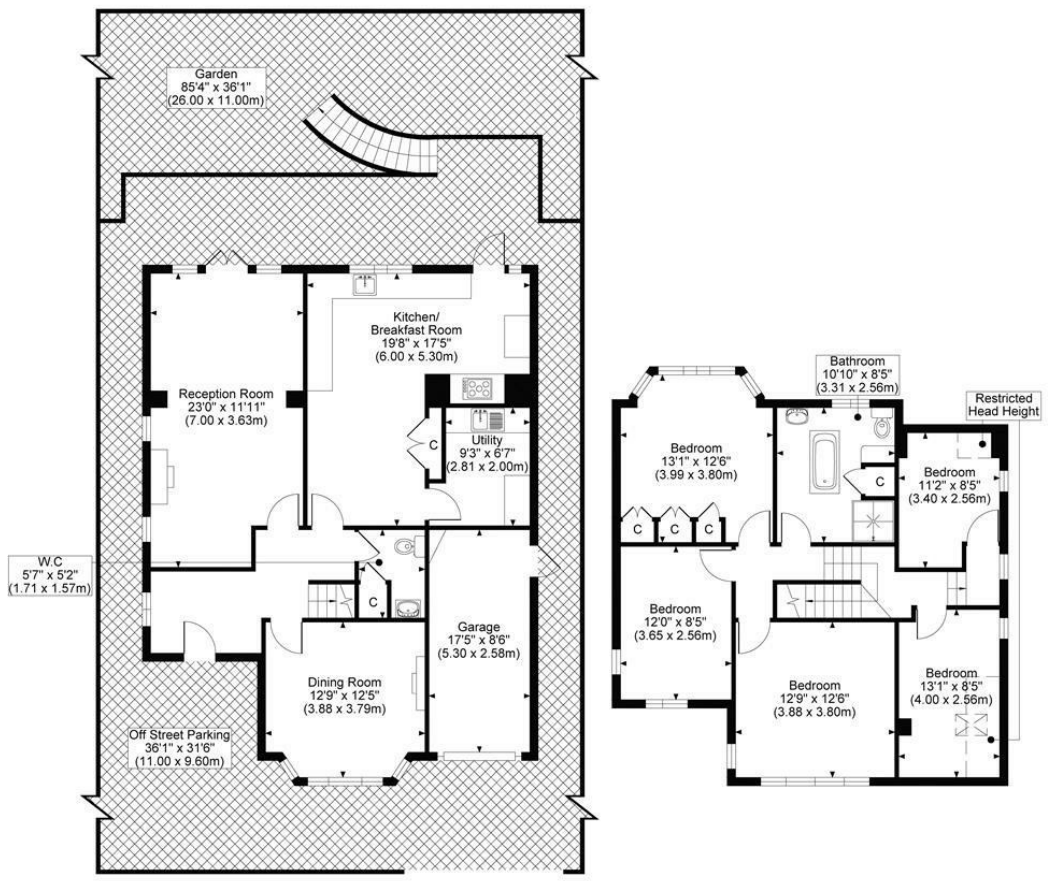


HOLLY LANE WEST, SM7

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/RESTRICTED HEAD HEIGHT 1855 SQ.FT (172 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/RESTRICTED HEAD HEIGHT 1691 SQ.FT (157 SQ.M)



GROUND FLOOR FIRST FLOOR

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.

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Holly Lane West, Banstead SM7 2BB

Guide Price £950,000

Guide Price £950,000-£1,050,000

Situated in one of Banstead's most sought-after residential locations, this attractive and substantial 5-bedroom detached family home enjoys a peaceful position on the edge of the renowned Banstead Woods, offering the perfect balance of tranquillity, convenience, and modern family living.

The ground floor features a welcoming entrance hall, a spacious dual-aspect reception room overlooking the rear garden, a separate dining room ideal for entertaining, a large kitchen/breakfast room, utility room, and cloakroom/WC. To the first floor are five well-proportioned bedrooms and a family bathroom, creating excellent accommodation for growing families.

A particular feature of the property is the delightful rear garden, beautifully secluded and surrounded by mature planting, the garden provides a tranquil setting with a high degree of privacy, ideal for outdoor entertaining, family enjoyment and peaceful relaxation throughout the seasons.

To the front, the property benefits from off-street parking, together with an integral garage.

Holly Lane West is highly regarded and positioned moments from the extensive open spaces of Banstead Woods, offering miles of scenic woodland. Banstead Village High Street is within easy reach and provides an excellent selection of boutique shops, cafés, restaurants, supermarkets, and everyday amenities.

- Detached five-bedroom family home in a prime Banstead location
- Close to Banstead Village High Street, excellent schools and transport links
- Spacious reception room, dining room and kitchen/breakfast room
- Utility room, cloakroom and integral garage
- Council Tax Band G
- EPC Rating D











