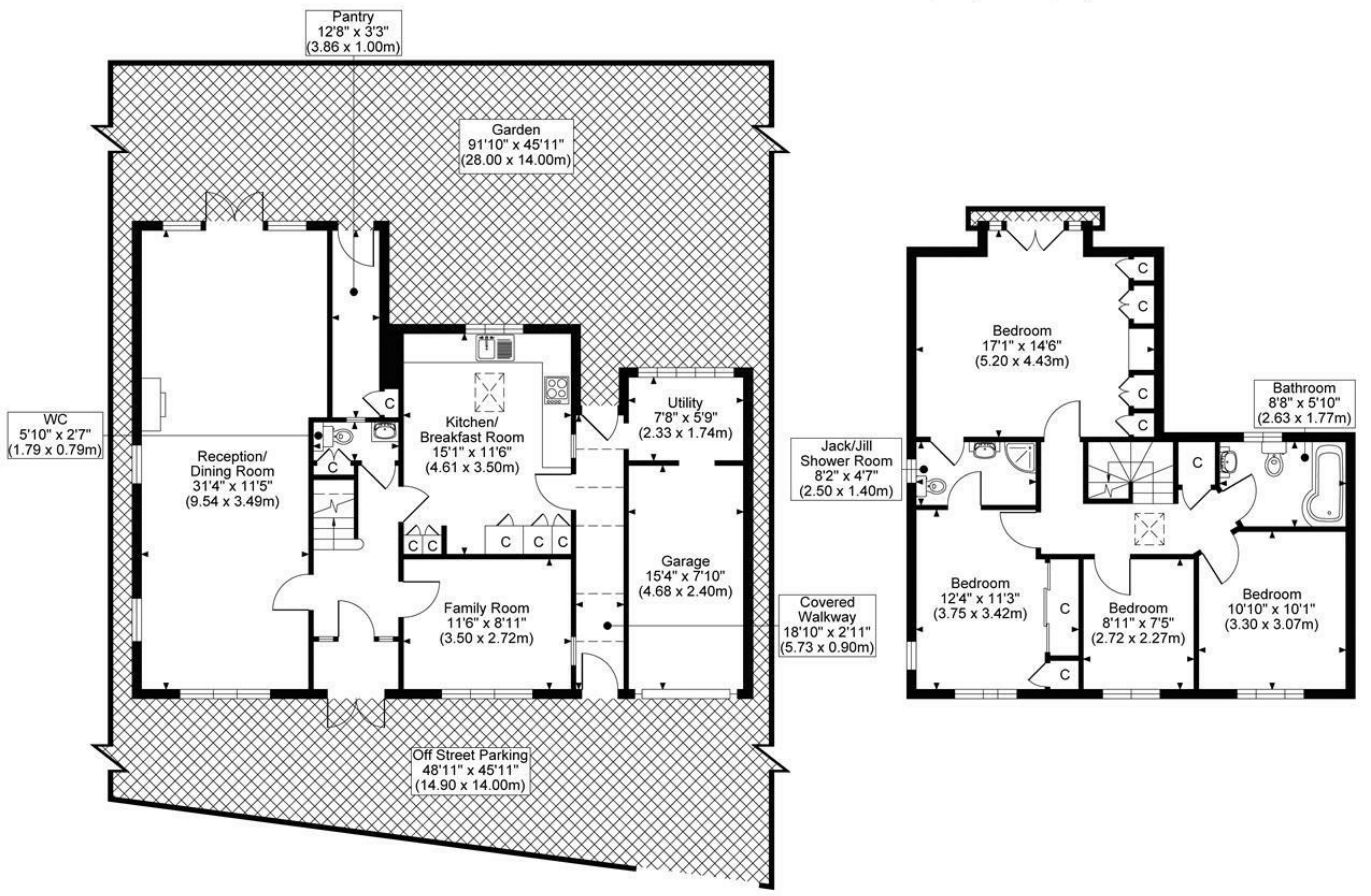


SUTTON LANE, SM7

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1787 SQ.FT (166 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1668 SQ.FT (155 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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Sutton Lane, Banstead SM7 3QY

Guide Price £950,000

BLACK FRIDAY EVENT ** **GUIDE PRICE £950,000 - £1,000,000
Christies are delighted to present this attractive four-bedroom detached family home, ideally situated within easy reach of Banstead Village.

The property offers spacious and versatile accommodation, comprising a generous reception/dining room, separate family room, kitchen/breakfast room, utility room and downstairs cloakroom. Upstairs are four well-proportioned bedrooms, a Jack and Jill shower room and a family bathroom.

Externally, the property enjoys a beautifully established rear garden, predominantly laid to lawn with mature trees, colourful planting and attractive borders, creating a wonderful setting for outdoor entertaining and relaxation. To the front, an impressive driveway provides ample off-street parking and access to an integral garage.

The location is particularly appealing to families, with an excellent choice of nearby educational facilities. Banstead Preparatory School is conveniently situated on Sutton Lane itself, while Banstead Infant School and Nursery, Banstead Community Junior School and St Anne's Catholic Primary School are all close by. Secondary education options include The Beacon School, Harris Academy Sutton and Overton Grange School, with further independent schooling available in the surrounding area.

Banstead Village offers a wonderful selection of shops, cafés, restaurants and supermarkets, while Banstead railway station, the A217 and M25 provide convenient transport connections. Beautiful countryside, parks and golf courses are also within easy reach.

An excellent opportunity to acquire a spacious family home in a highly desirable Banstead location.

- Attractive Four-Bedroom Detached Family Home
- Spacious and Versatile Accommodation
- Beautifully Established Rear Garden
- Excellent Choice of Nearby Schools
- Conveniently Located for Banstead Village
- Council Tax Band F
- EPC Rating D













