



HOLLY LANE EAST, BANSTEAD, SURREY, SM7

£1,175,000

FREEHOLD

Winkworth





HOLLY LANE EAST
BANSTEAD, SURREY, SM7

**A BEAUTIFULLY PRESENTED TUDOR STYLE
DETACHED HOUSE, SITUATED IN A SOUGHT
AFTER LOCATION WITHIN 1/2 A MILE OF
BANSTEAD HIGH STREET.**

This attractive 1930's property is immaculate throughout, and offers the perfect blend of period features with a modern contemporary finish, making it an ideal home. It is conveniently located in a quiet tree lined road close to well regarded schools and just a short distance from Banstead Village, with its selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food.



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Situated in one of Banstead's finest locations, within an easy walk of the village High Street.

The bright and spacious ground floor comprises; a generous hallway, a front reception room with a bay window and original fireplace, and second living room with inglenook fireplace with a log burner, a semi open plan dining area, conservatory, and kitchen at the rear of the house which have a view of the garden and doors opening onto the patio, a useful adjacent utility room, a large study which is used as a home office, and a downstairs cloakroom.

A turning staircase leads to the first floor which provides four generous bedrooms, a family bathroom and an ensuite shower to the principal bedroom.

Outside the front carriage driveway provides off street parking and access to the integral garage. The beautiful rear garden is mainly laid to lawn, with a patio, and mature hedge borders giving a good degree of privacy.

Well regarded schools in the area, both private and state run for all age groups, are close by. There are rail services at Banstead and nearby Chipstead Stations, and the A217 provides an arterial route to London and to the M25 at Reigate (Junction 8), bringing the Nation's motorway network and Gatwick airport within easy reach.

The area is surrounded by some of Surrey's finest open green belt countryside, offering country pubs, fine walks, and where outdoor sporting pursuits can be enjoyed.

BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Hall
- Living Room - 14'5" x 14'3" (4.40m x 4.35m)
- Front Reception Room - 13'8" x 11'6" (4.17m x 3.50m)
- Dining Room - 11'10" x 8'1" (3.60m x 2.47m)
- Kitchen - 17'1" x 8'8" (5.20m x 2.65m)
- Utility
- Conservatory - 17'11" x 7'7" (4.50m x 4.31m)
- Study - 14'10" x 12'0" (5.45m x 3.31m)
- Cloakroom

- Bedroom 1 - 13'9" x 11'3" (4.19m x 3.43m)
- Bedroom 2 - 11'6" x 10'10" (3.50m x 3.30m)
- Bedroom 3 - 11'6" x 9'0" (3.50m x 2.75m)
- Bedroom 4 - 11'2" x 8'11" (3.40m x 2.73m)
- Family Bathroom
- Shower Room

- Garage - 14'11" x 8'2" (4.55m x 2.50m)
- Rear Garden - 110' (33.53m) approximately



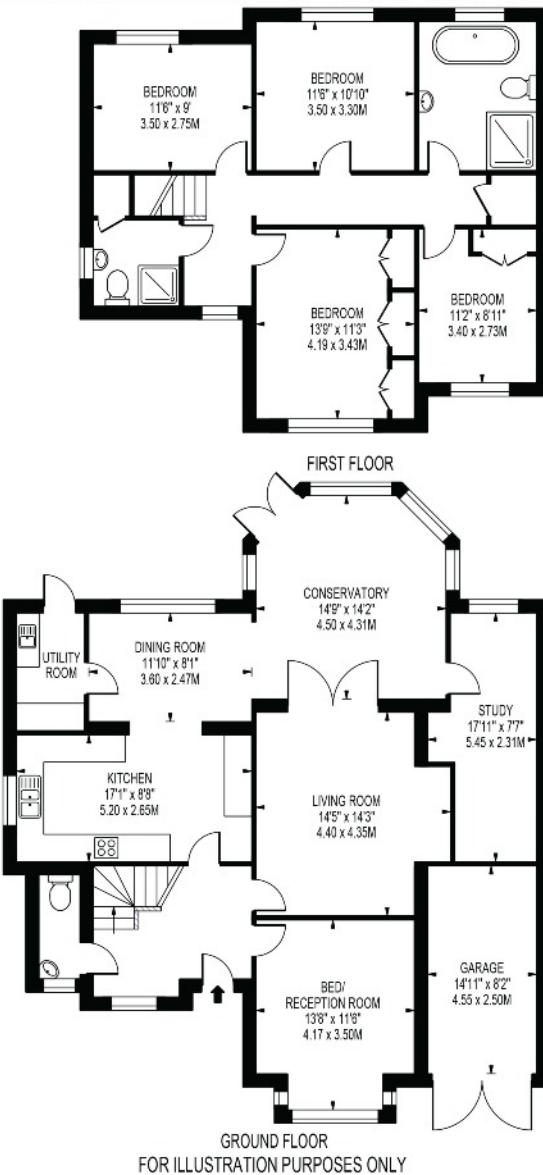


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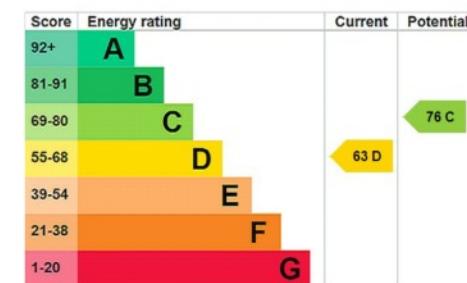
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1945 SQ FT - 180.70 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 122 SQ FT - 11.38 SQ M



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