



A well-presented family home within moments of Banstead High Street

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# Shrubland Road Banstead SM7 2ES

Banstead Village ½ mile  
London by rail 40 minutes from Banstead  
or change at Sutton 25 minutes  
M25 (Junction 8) 5 miles  
*All times and distances are approximate*

An attractive four bedroom detached home which is presented in immaculate condition in this fine Banstead location. Renovated and extended to a high standard in recent years, the stylish interior is naturally illuminated and spacious, ideal for family life and entertaining.

- | Hallway
- | Downstairs Cloakroom
- | Sitting Room
- | Dining Room
- | Kitchen - Breakfast Room
- | Utility Room
- | Office/Play Room
- | Four Bedrooms
- | Family Bathroom
- | En-Suite Shower Room
- | Garage
- | Off-Street Parking
- | Private Garden

Price £825,000





This simply stunning four bedroom detached family home has been renovated and extended to a very high specification in recent years. The property offers versatile accommodation throughout with a bright and contemporary interior, providing all that you would expect of a beautiful presented family home. It is also great for entertaining with family and friends within the open-plan living spaces. The modern kitchen, generous bedrooms and the stylish bathroom are elements that combine in a perfect balance. An internal viewing is highly recommended to fully appreciate what this home has to offer



Cobblers Rest is an attractive 1930's detached house situated in this quiet location within walking distance to the village with High Street shopping, a selection of restaurants and other local amenities. Banstead has an excellent choice of local schooling with both private and state schools easily accessible. Bus services from the village are available to neighbouring towns including Sutton, Epsom and Reigate. The A217 provides an arterial route to the M25 at Junction 8 (Reigate Hill). The open spaces of Lady Neville Park, Banstead Woods and Nork Park are also nearby.

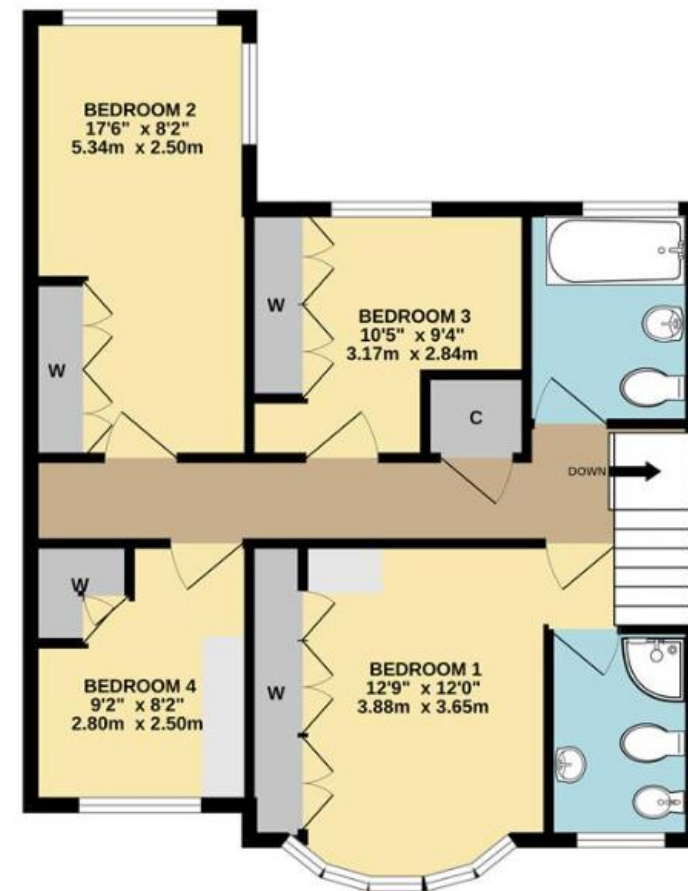
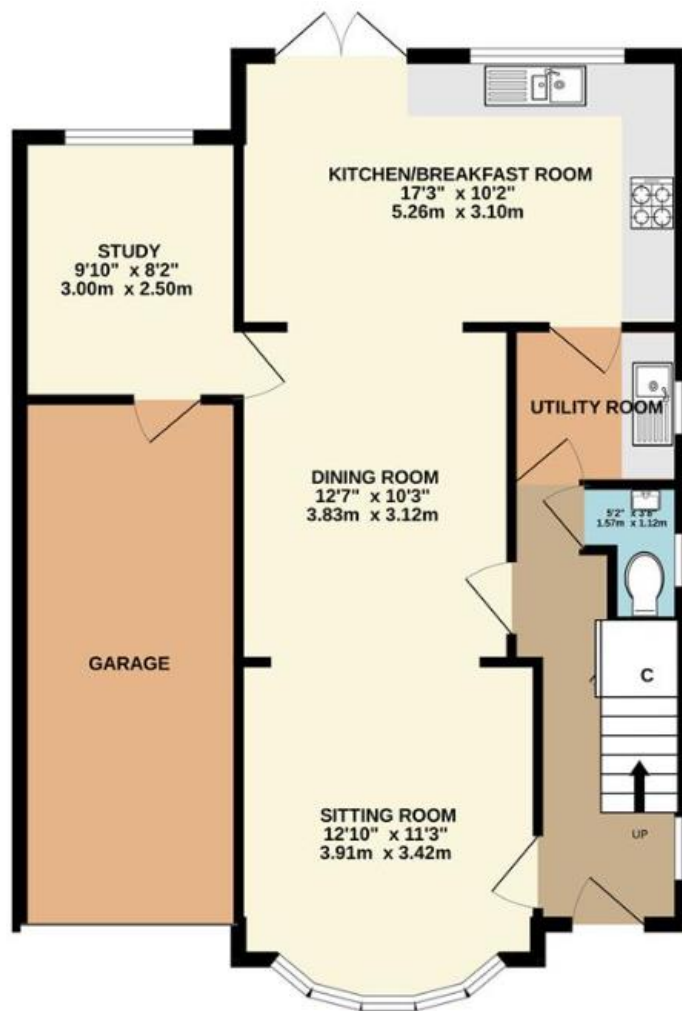
Four Spacious Bedrooms | Open Planned Kitchen - Breakfast Room With Double Doors Leading To Garden | Generous Sitting Room With Bay To Front And Opening To Dining Room | Principal Bedroom With Modern En-Suite Shower Room | Excellent Storage Throughout | Westerly-Backing Rear Garden With Large Timber Shed | Within Walking Distance Of Banstead High Street | Attached Garage With Internal Access | Office/Study Room



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA

1,445 SQ FT / 135.1 SQ M



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Tenure: Freehold

Local Authority: Reigate and Banstead Borough Council  
Council Tax Band: F

All mains services

To the best of our knowledge on production of this brochure

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Viewing  
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a viewing appointment

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