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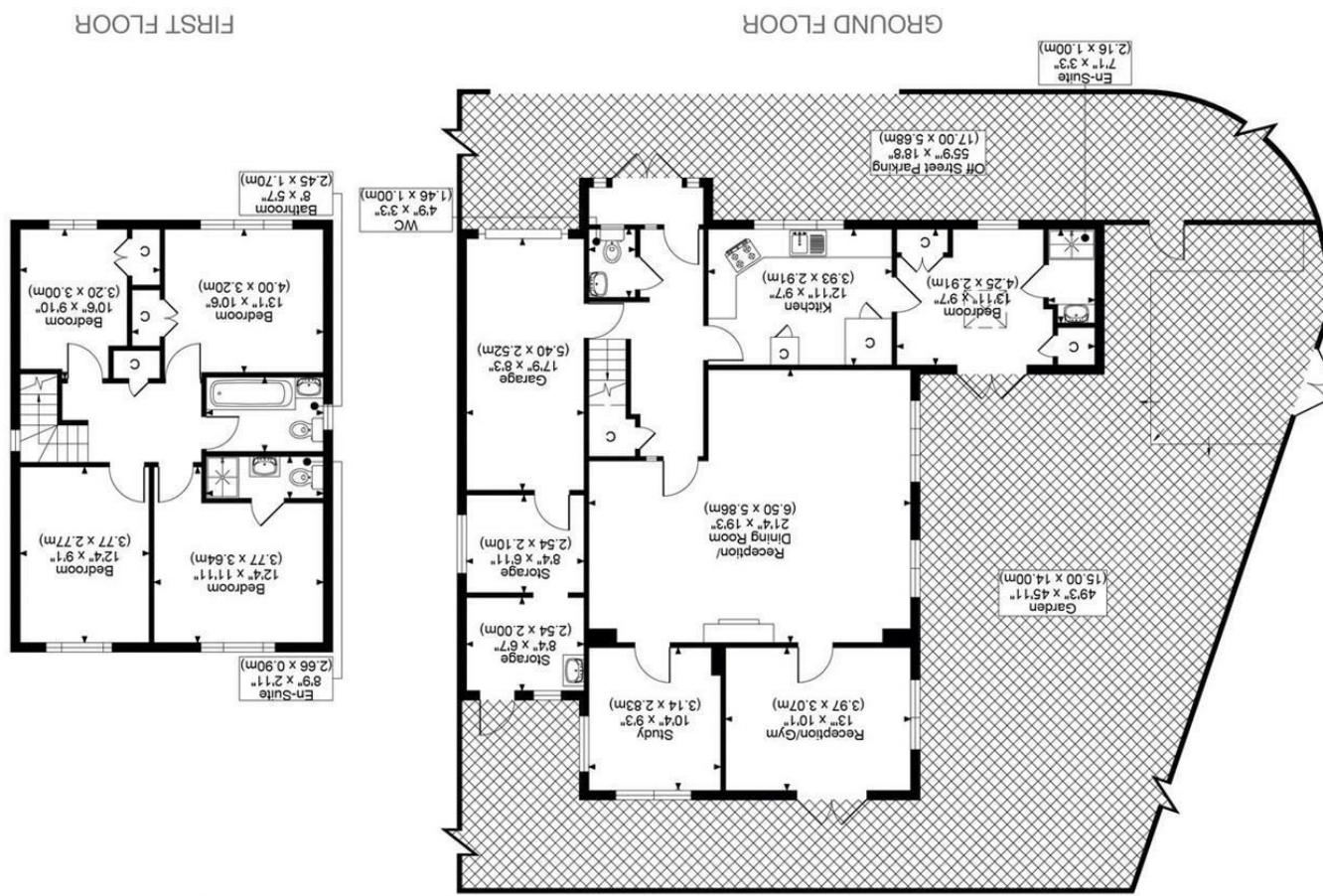
RICS

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.



NORTH ACRE, SMT  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1925 SQ.FT (179 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1662 SQ.FT (154 SQ.M)



# CHRISTIES



# NORTH ACRE, BANSTEAD SM7 2EG

GUIDE PRICE £850,000

AN EXTREMELY RARE OPPORTUNITY TO ACQUIRE THIS BEAUTIFULLY PRESENTED AND SUBSTANTIALLY IMPROVED FIVE-BEDROOM, THREE-BATHROOM DETACHED FAMILY HOME, BEING ONE OF THE LARGER HOMES WITHIN THE ROAD AND BENEFITTING FROM AN EXCEPTIONAL A-RATED ENERGY PERFORMANCE CERTIFICATE, THIS REALLY IS A OPPORTUNITY NOT TO BE MISSED.

OUR CLIENT, THE OWNER OF AN INSULATION COMPANY, HAS EXTENSIVELY RENOVATED AND ENHANCED THE PROPERTY, EFFECTIVELY CREATING A SHOWCASE FOR MODERN ENERGY-EFFICIENT LIVING. THE HOME BENEFITS FROM AN IMPRESSIVE ARRAY OF ENERGY-SAVING FEATURES, INCLUDING 16 SOLAR PANELS AND A TESLA BATTERY STORAGE SYSTEM, ENABLING SURPLUS ENERGY GENERATED DURING THE DAY TO BE STORED AND USED TO POWER THE HOME LATER.

PURCHASED IN 2017 AND COMPREHENSIVELY MODERNISED THROUGHOUT, IMPROVEMENTS INCLUDE A NEW ROOF, REPLACEMENT FASCIAS AND COMMERCIAL-GRADE GUTTERING, COMPLETE REWIRING, A NEWLY INSTALLED BOILER, RENEWED GAS PIPEWORK, A PRESSURISED UNVENTED HOT WATER SYSTEM AND NEW INTERNAL DOORS THROUGHOUT.

THE SPACIOUS AND VERSATILE GROUND FLOOR ACCOMMODATION OFFERS TWO RECEPTION ROOMS, USEFUL STORAGE AND A DOWNSTAIRS BEDROOM WITH ENSUITE SHOWER. THE PROPERTY ENJOYS DIRECT ACCESS TO WELL-MAINTAINED GARDENS TO BOTH THE SIDE AND REAR.

UPSTAIRS, THE HOME PROVIDES FOUR FURTHER GENEROUSLY PROPORTIONED BEDROOMS, INCLUDING AN IMPRESSIVE PRINCIPAL SUITE WITH ENSUITE, ALONGSIDE A WELL-APPOINTED FAMILY BATHROOM.

CALL OUR EXPERIENCED SALES TEAM TODAY FOR FURTHER INFORMATION AND TO ARRANGE YOUR VIEWING.

- IMPRESSIVE FIVE BEDROOM /THREE BATHROOM DETACHED HOME WITH ENVIABLE "A" RATED EPC AND ENERGY STORAGE SYSTEM
- BEAUTIFULLY PRESENTED THROUGHOUT AND WORTHY OF IMMEDIATE INTERNAL VIEWING
- HOMES OF THIS QUALITY ARE VERY RARELY AVAILABLE SO WE CAN ONLY URGE EARLY VIEWING TO AVOID DISAPPOINTMENT - CALL US TODAY!
- EPC RATING A
- COUNCIL TAX BAND G

