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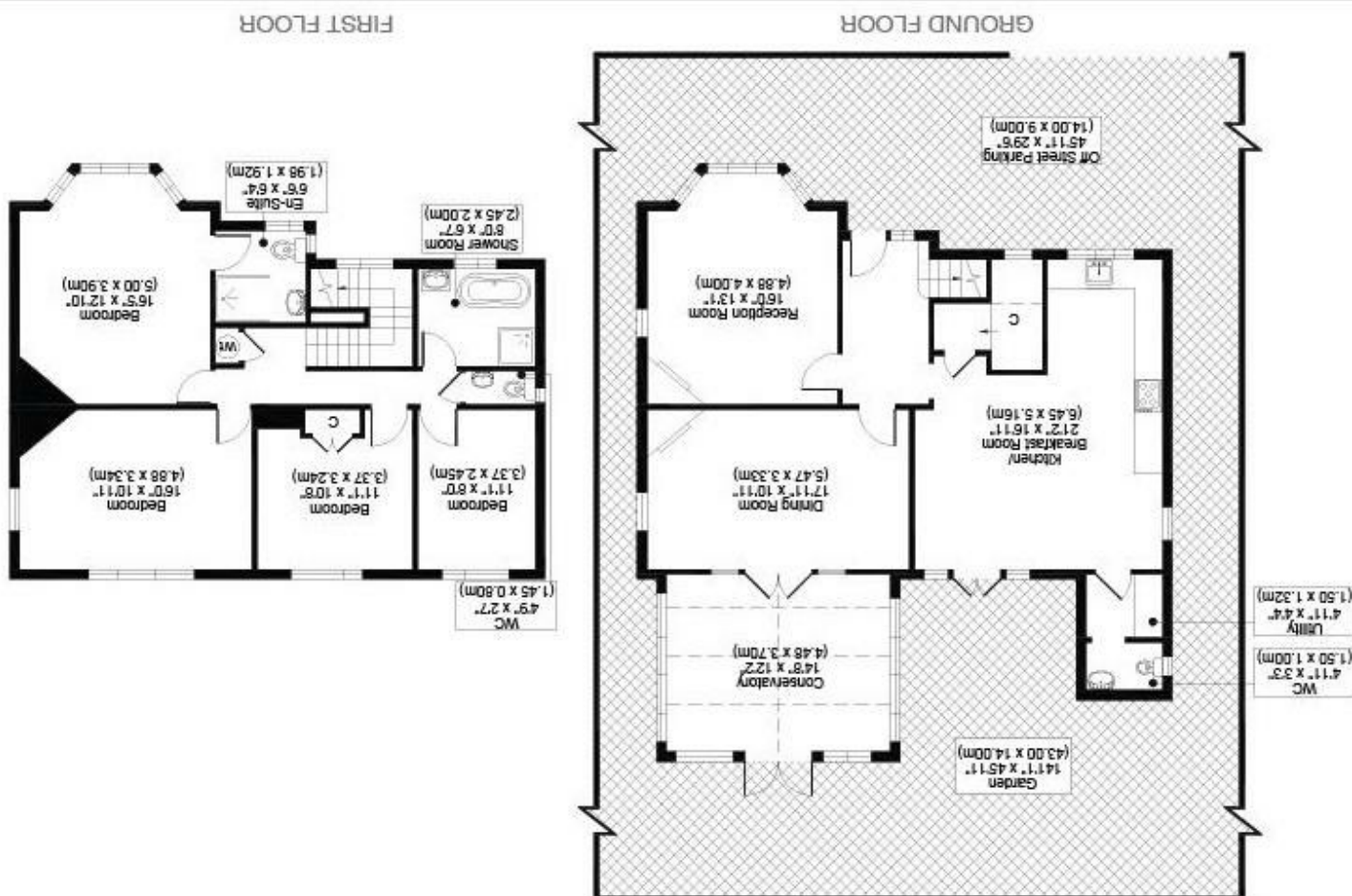
RICS

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.



GREEN CURVE, SM7  
 TOTAL APPROX FLOOR PLAN AREA 1868 SQ.FT (173 SQ.M)



CHRISTIES



# GREEN CURVE, BANSTEAD SM7 1NS

GUIDE PRICE £1,000,000

\*\*\*GUIDE PRICE £1,000,000 - £1,100,000\*\*\*

ENVIABLY SITUATED IN A HIGHLY SOUGHT-AFTER LOCATION, THIS CHARMING FOUR-BEDROOM DETACHED HOME OFFERS A PERFECT BLEND OF CHARACTER AND MODERN LIVING. WITH FOUR GENEROUS RECEPTION AREAS, THIS PROPERTY PROVIDES AMPLE SPACE FOR BOTH RELAXATION AND ENTERTAINING, AND THE GROUND FLOOR LAYOUT OFFERS FLEXIBILITY TO SUIT THE CHANGING NEEDS OF A GROWING FAMILY. THE LARGE CONSERVATORY/GARDEN ROOM, OVERLOOKS THE DELIGHTFUL REAR GARDEN, CREATING A SERENE SPACE TO ENJOY THE BEAUTY OF THE OUTDOORS.

THE LIGHT AND AIRY TRIPLE ASPECT KITCHEN/BREAKFAST ROOM IS DESIGNED FOR BOTH FUNCTIONALITY AND COMFORT, COMPLEMENTED BY A SEPARATE UTILITY ROOM THAT ADDS TO THE CONVENIENCE OF DAILY LIVING. THIS HOME ALSO PRESENTS AMPLE SCOPE FOR EXTENSION AND DEVELOPMENT, SUBJECT TO PLANNING PERMISSION, ALLOWING YOU TO TAILOR THE SPACE TO YOUR NEEDS.

THIS IS A RARE OPPORTUNITY TO ACQUIRE A PROPERTY THAT COMBINES CHARM, SPACE, AND POTENTIAL IN A DESIRABLE AREA. DO NOT MISS OUT ON THE CHANCE TO MAKE THIS HOUSE YOUR HOME. FOR FURTHER DETAILS OR TO ARRANGE A VIEWING, PLEASE CONTACT CHRISTIES TODAY.

- SUPERBLY PRESENTED DETACHED CHARACTER HOME IN POPULAR LOCATION CLOSE TO SHOPS AND STATION
- GENEROUS ROOM SIZES AND A FLEXIBLE LAYOUT THAT WILL SUIT THE NEEDS OF MANY BUYERS
- HIGHLY RECOMMENDED FOR EARLY VIEWING BY THE SELLERS' SOLE AGENT
- COUNCIL TAX BAND G
- EPC RATING C

