

The PERSONAL Agent

# Lyme Regis Road, Banstead

£650,000

# Lyme Regis Road

## Banstead

- Four Double Bedrooms
- Two Bathrooms
- Walking Distance Of Banstead Village
- 1791 sq ft
- Spacious Family Home
- Spacious Master Bedroom With Fitted Wardrobes And Eaves storage
- Private Mature Garden With Terrace
- Large Modern Kitchen / Dining Room
- Spacious Lounge / Dining Room
- Driveway Providing Off Street Parking

This charming delightful four-bedroom semi-detached house offers a perfect blend of Victorian elegance and modern convenience. Spanning an impressive 1,791 square feet, this extended property retains many original features that add character and charm, while also benefiting from thoughtful updates throughout.

Upon entering, you will find a spacious reception / family room that provide ample space for both relaxation and entertaining. The well-appointed kitchen / dining making it an ideal setting for family gatherings. The property boasts four generously sized bedrooms, including a primary suite on the top floor complete with a convenient shower room. In addition, there is a main bathroom a ensuring that all your needs are met.





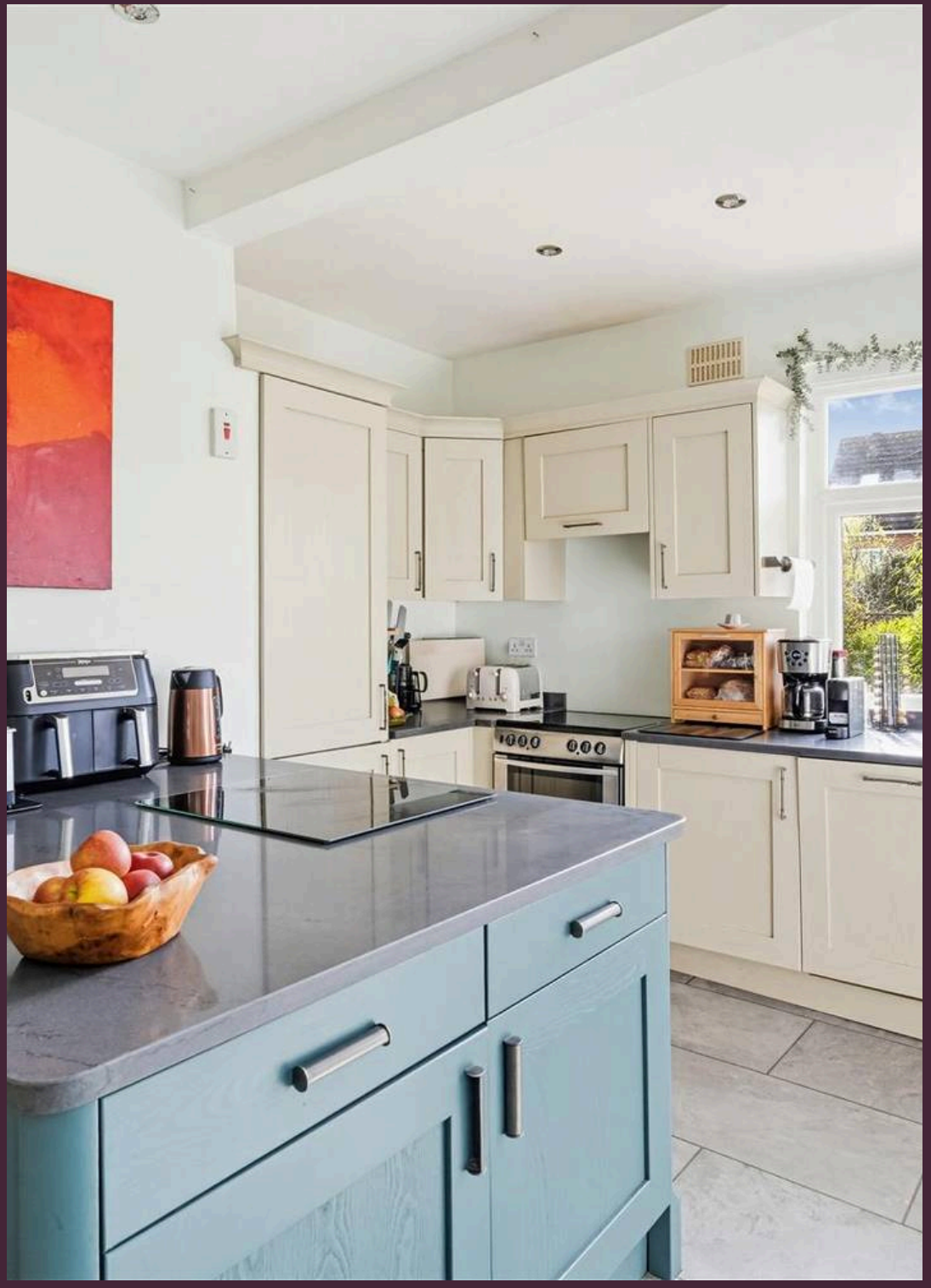






**Description**

On the ground floor there is spacious living family accommodation consisting of a hallway with access to the first floor, this leading to a spacious living room/ dining room, and a large modern kitchen / breakfast room with direct access onto the rear terrace. There are also spacious and useful under the stairs cupboard. On the first floor over a split-level landing, there are three double bedrooms and the family bathroom. On the second floor there is the Master Bedroom with a range of fitted wardrobes and additional eaves storage, there is also a large loft space providing additional storage. Outside you have a private driveway providing parking for one car to the front. To the rear is a wonderful south facing garden with a private terrace for quiet evenings, a lawned area, mature shrubs and flower borders.



One of the standout features of this home is the southerly -facing rear garden, which offers a sunny retreat for outdoor enjoyment, whether it be for gardening, play, or simply soaking up the sun. The location is equally appealing, as it is within walking distance of Banstead High Street, where you will find a variety of shops, cafes, and local amenities. This property is perfect for families or anyone seeking a spacious home in a desirable area. With its combination of period charm and modern living, this semi-detached house on Lyme Regis Road is a wonderful opportunity not to be missed. Banstead village is a short walk away and offers an array of shops and restaurants. For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. With many well-regarded schools close by and easy access to the M25, Banstead is growing more popular by the day.
Council Tax band: TBD

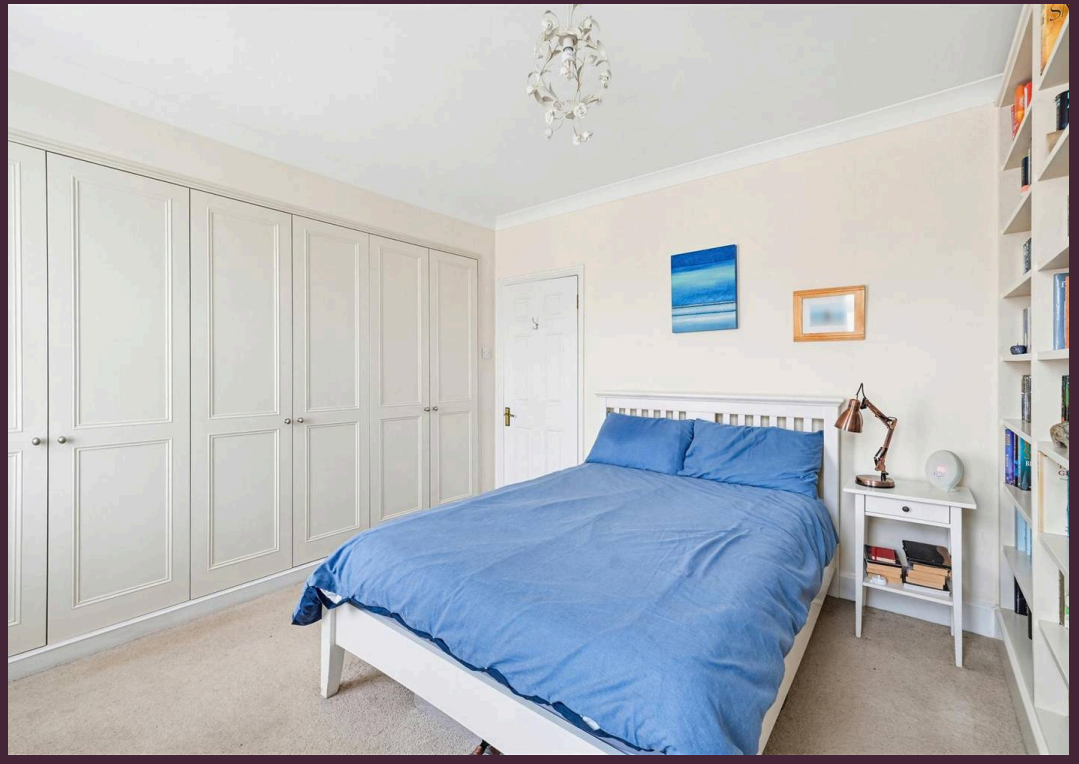
Tenure: Freehold

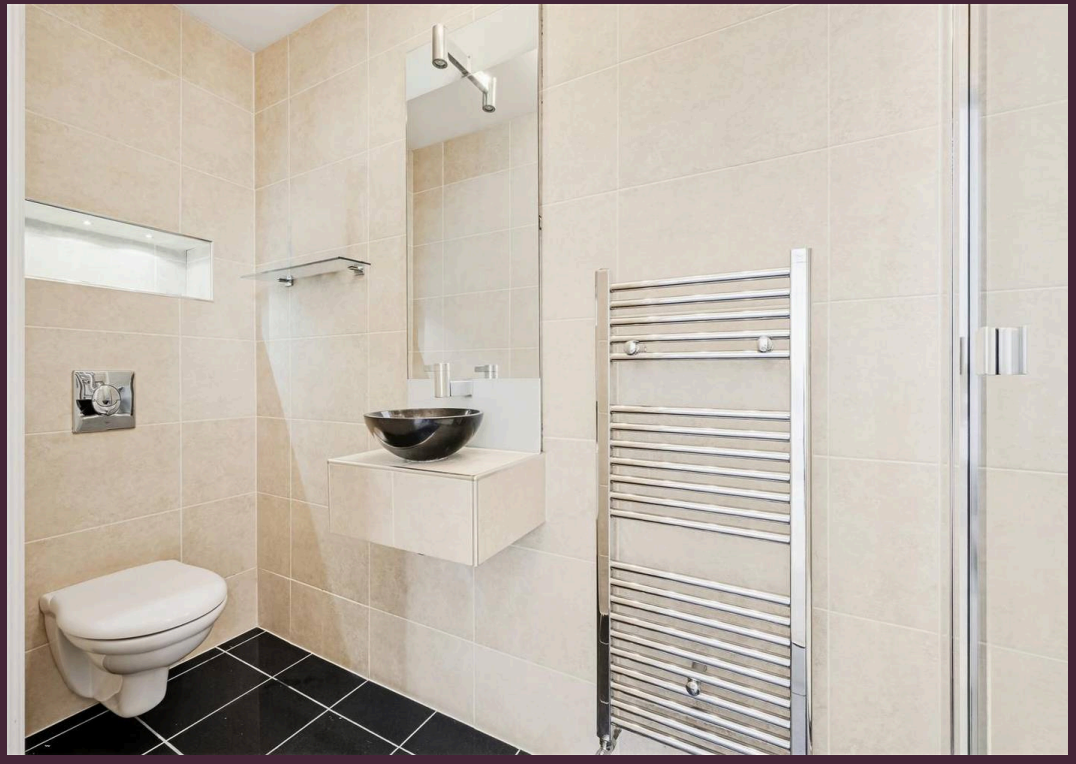
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









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Total Area: 1791 SQ FT • 166.42 SQ M
(Including Eaves Storage)
Eaves Storage Area : 59 SQ FT • 5.50 SQ M




Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.




# The Personal Agent Ltd

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