

The PERSONAL Agent

The Tracery, Banstead

Guide Price £500,000

The Tracery

Banstead

- Sought After Location Within the Village
- 1136 sq ft
- Spacious Sitting Room
- Three Double Bedrooms
- Master Bedroom With Ensuite
- Generous Kitchen
- Private Parking
- Double Glazed
- Lift Service
- No onward chain

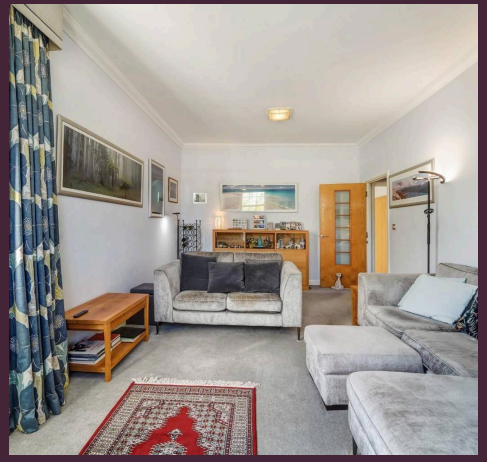
This stylish three bedroom flat in The Tracery offers an ideal blend of comfort, elegance, and modern convenience. Built in 2002, the immaculately presented interior features a light filled, spacious reception room that provides a welcoming space for both entertaining and relaxing.

Designed to suit contemporary lifestyles, the home includes three well proportioned bedrooms, perfect for growing families, hosting guests, or setting up a dedicated home office, alongside two sleek, modern bathrooms ensuring complete privacy and convenience. Finished to a high standard throughout, every detail enhances the warm, inviting atmosphere.

Situated just a short stroll from vibrant Banstead High Street, residents enjoy effortless access to an array of boutique shops, popular cafés, and superb restaurants. Early viewing is highly recommended.











Description

Beautifully presented and generously proportioned, this apartment is finished to an exceptional standard throughout, offering bright, well-balanced accommodation ideal for modern living.

The property boasts a stylish contemporary kitchen/breakfast room, thoughtfully designed with functionality and entertaining in mind, alongside a spacious reception area providing a comfortable living space.

The principal bedroom benefits from fitted wardrobes, complemented by additional storage solutions throughout the apartment, ensuring a practical layout.

Further features include a private allocated parking space, a valuable asset in such a central location, and beautifully maintained communal gardens to both front and rear.

Positioned moments from Banstead High Street, the property enjoys access to an excellent selection of shops, cafés, and local amenities. Offered to the market with no onward chain, this superb apartment presents an opportunity for first-time buyers and downsizers alike.

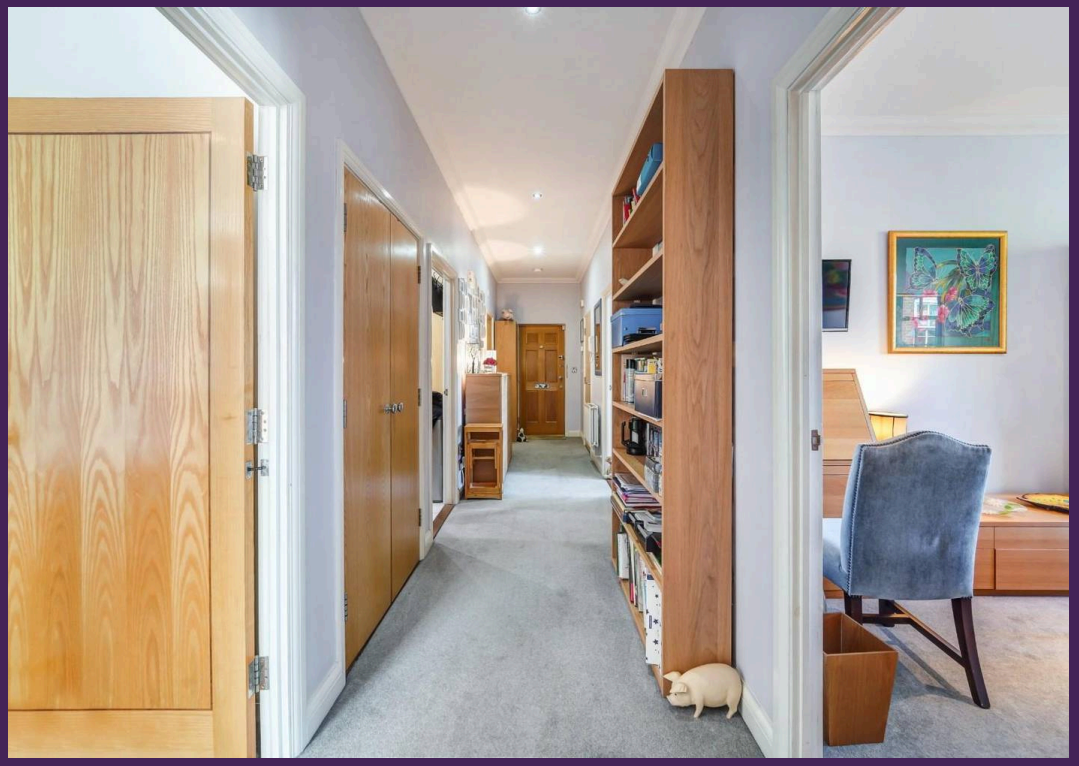


The property overlooks Lady Neville Park, offering a calm, green outlook, while still being just a short walk from the High Street. Everyday essentials are easily covered with nearby options like Waitrose and M&S Simply Food, both known for quality groceries. For families, the mention of well regarded schools and nurseries within walking distance adds strong practical appeal. Commuters benefit from quick access to the A217, which links efficiently into London, and onward connections to the M25 motorway at Reigate Hill Junction 8. Leisure options are also a clear plus, with a variety of restaurants, cafés, and local spots like The Woolpack contributing to a lively yet community oriented atmosphere. Overall, it paints a picture of a location that combines peaceful surroundings with strong amenities and transport links. PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: A





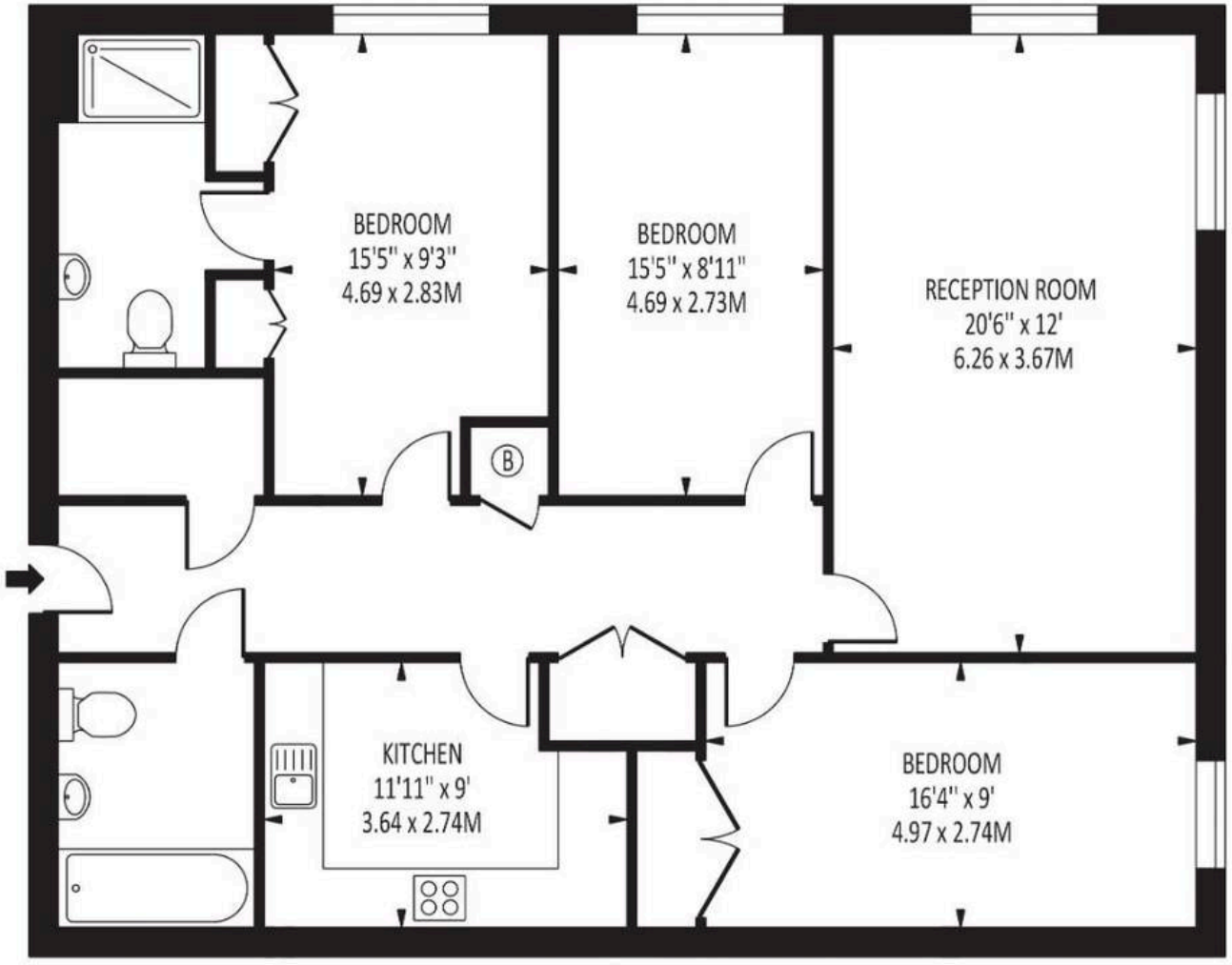




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Total Area: 1136 SQ FT • 105.56 SQ M



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

The Personal Agent, 141 High Street, Banstead - SM7 2NS

01737333699 • Banstead@thepersonalagent.co.uk • thepersonalagent.co.uk/