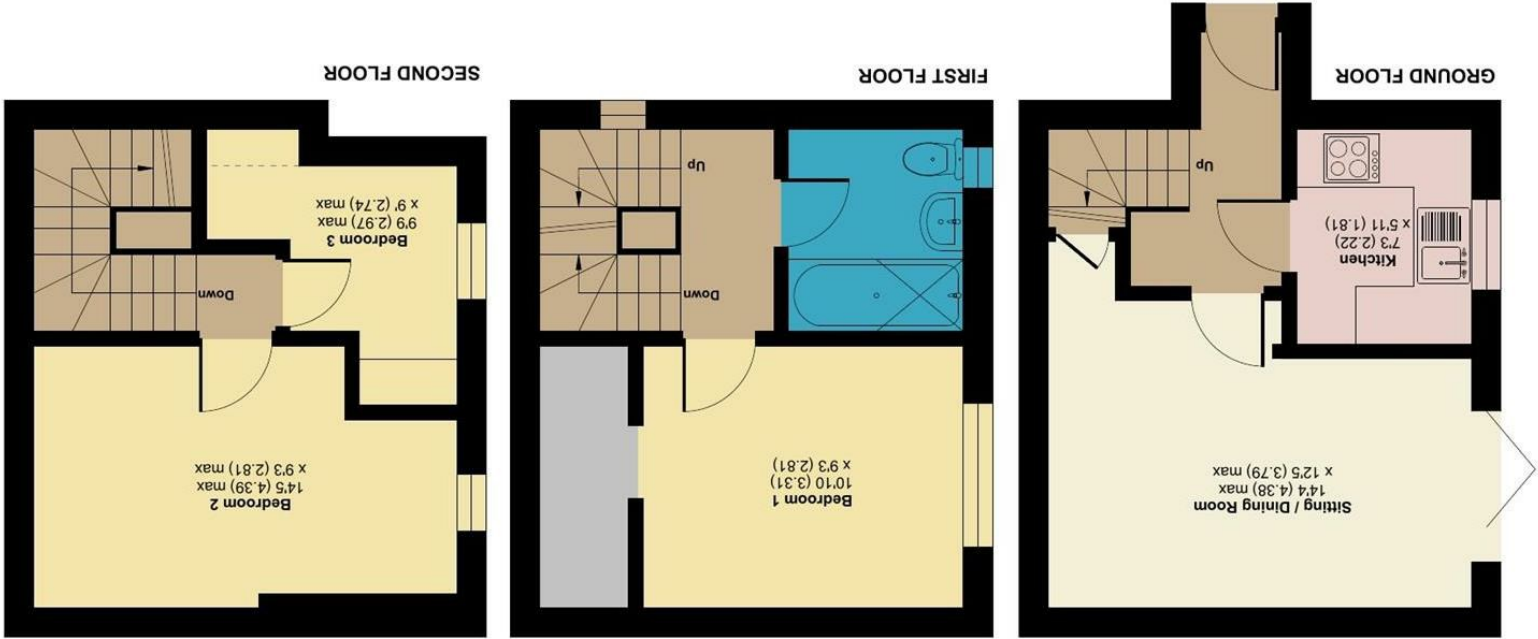




Lambert Road, Banstead, SM7

Approximate Area = 698 sq ft / 64.8 sq m
Limited Use Area(s) = 4 sq ft / 0.3 sq m
Total = 702 sq ft / 65.1 sq m
For identification only - Not to scale



Denotes restricted
head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
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CHRISTIES

NEVILLE CLOSE, BANSTEAD SM7 2QZ

SITUATED IN NEVILLE CLOSE, BANSTEAD, THIS CHARMING THREE-BEDROOM END-OF-TERRACE HOME OFFERS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS, YOUNG FAMILIES.

THE ACCOMMODATION IS THOUGHTFULLY ARRANGED OVER THREE FLOORS AND COMPRISES A BRIGHT AND WELL-PRESENTED LIVING ROOM, IDEAL FOR EVERYDAY LIVING, ALONGSIDE A WELL-APPOINTED KITCHEN OFFERING EXCELLENT FUNCTIONALITY AND STORAGE. THE PROPERTY FURTHER BENEFITS FROM THREE WELL-PROPORTIONED BEDROOMS, INCLUDING A VERSATILE LOFT-CONVERTED TOP FLOOR, AND A MODERN FAMILY BATHROOM.

POSITIONED JUST A SHORT WALK FROM THE HEART OF BANSTEAD VILLAGE, RESIDENTS CAN ENJOY AN ARRAY OF INDEPENDENT CAFÉS, RESTAURANTS, BOUTIQUES, SUPERMARKETS, AND LOCAL AMENITIES, ALL WITHIN EASY REACH. EXCELLENT TRANSPORT LINKS AND NEARBY GREEN SPACES FURTHER ENHANCE THE APPEAL OF THIS SOUGHT-AFTER SURREY LOCATION.

EXTERNALLY, THE PROPERTY BENEFITS FROM PRIVATE PARKING FOR TWO VEHICLES LOCATED ON ITS OWN PRIVATE ROAD – A VALUABLE FEATURE RARELY FOUND IN SUCH A CENTRAL VILLAGE SETTING.

EARLY VIEWING IS HIGHLY RECOMMENDED, PLEASE CALL CHRISTIES ON TO BOOK YOUR VIEWING.

OFFERS IN THE REGION OF £425,000

- THREE-BEDROOM SEMI DETACHED HOME ARRANGED OVER TWO FLOORS
- PRIVATE PARKING FOR TWO VEHICLES ON A PRIVATE ROAD
- WALKING DISTANCE TO BANSTEAD VILLAGE, CAFÉS, RESTAURANTS, AND LOCAL AMENITIES
- IDEAL PURCHASE FOR FIRST-TIME BUYERS, YOUNG FAMILIES, OR INVESTORS
- COUNCIL TAX BAND C
- EPC RATING C

