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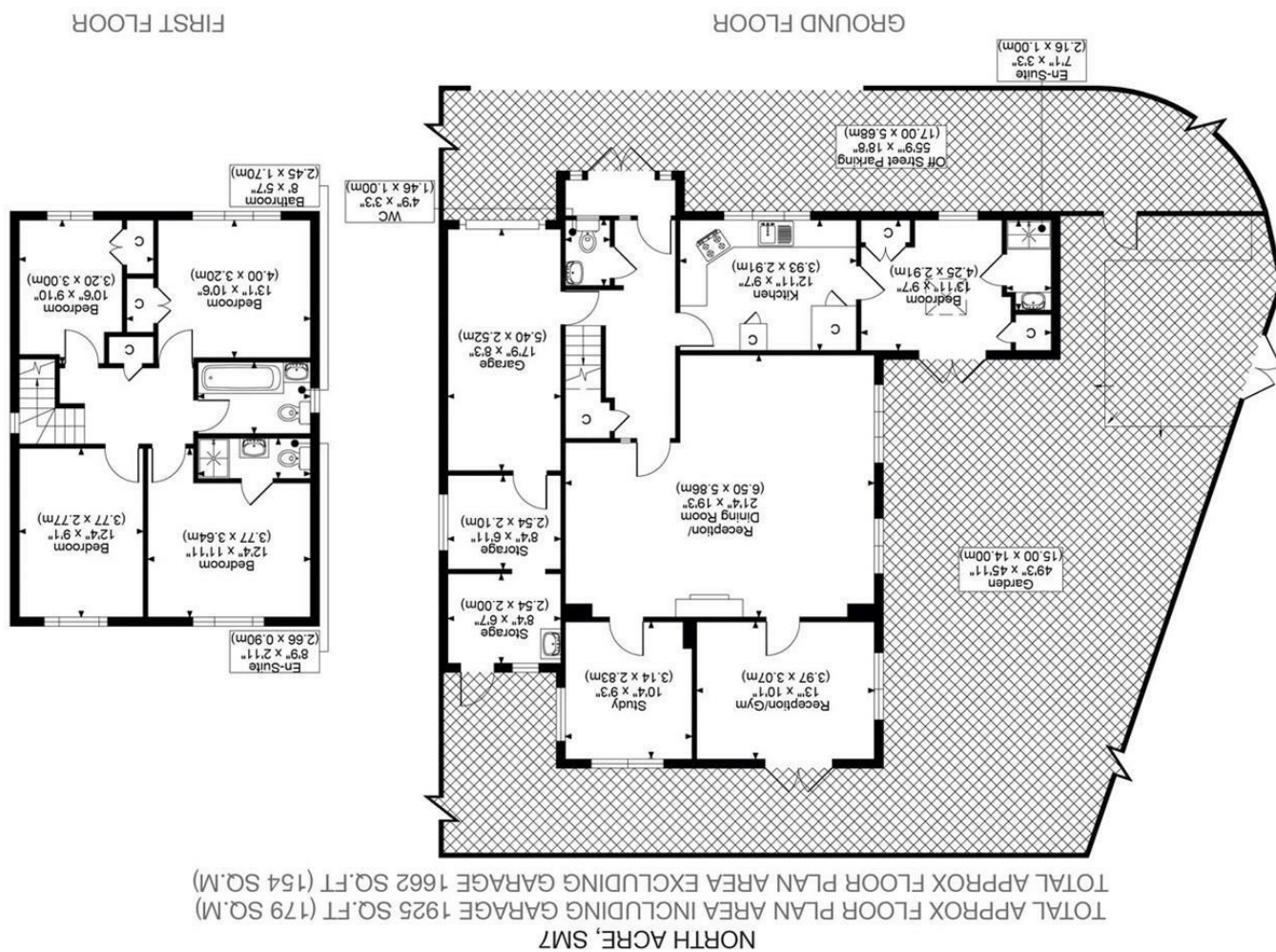
RICS

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.



CHRISTIES



NORTH ACRE, BANSTEAD SM7 2EG

GUIDE PRICE £700,000

\*\*\*GUIDE PRICE £700,000 - £745,000\*\*\*

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

