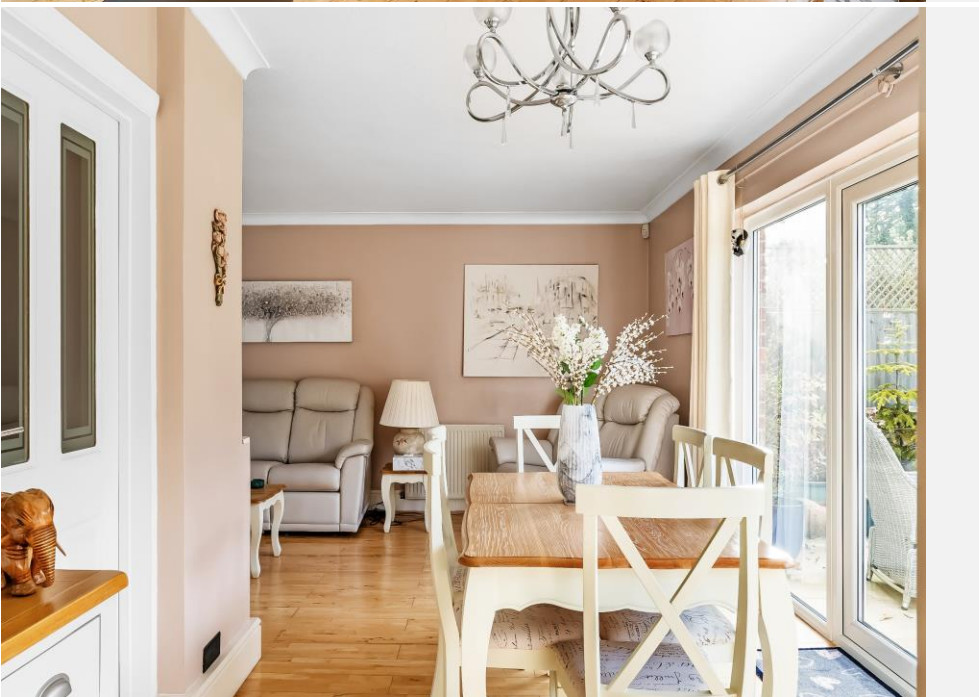




9 Woodgavil
Banstead

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9 Woodgavil

Price Guide £825,000

A spacious detached family home in a quiet cul-de-sac within good proximity of Banstead Village.

This delightful property has been lovingly maintained and is presented in excellent condition. With superb accommodation, west facing gardens, double garage and off-street parking this is a superb opportunity to purchase a long-lasting family home.

The ground floor with hardwood flooring details a spacious reception hall leading to an open plan lounge/dining room with doors to the full width patio terrace. A modern fully fitted kitchen with breakfast bar and adjoining utility area. Further living space includes a useful downstairs cloakroom and integral double garage with electric sliding doors. Upstairs, the landing gives access to four good size bedrooms, two of which have shower cubicles and a large family bathroom with separate walk-in shower.

Outside, immediately to the front of the property the driveway provides plenty of off-street parking. The west facing rear garden is a particular feature, it has been carefully landscaped and is ideal for relaxing and entertaining in with a large patio terrace, areas of artificial lawn, featured raised beds and established border hedging.

This quiet, cul-de-sac location is about 15 minutes' walk from Banstead Village with its excellent choice of independent and branded shops, cafes and restaurants. There is a wide selection of good local schools and nurseries within the immediate area. Parks and playing fields are close-by for dog walkers and the outdoor enthusiast. The M25 at Jct.8 gives easy access to the motorway network. Banstead train Station provides services into London. EPC = D. Council Tax Band – F

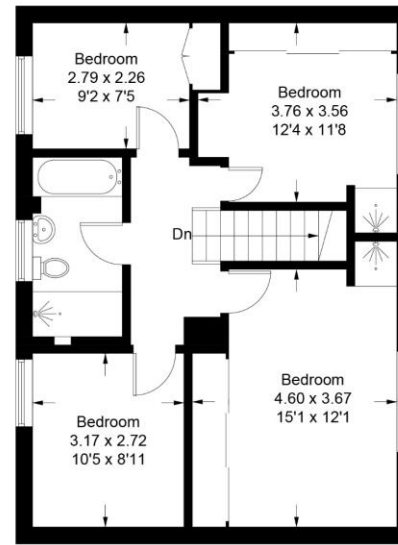
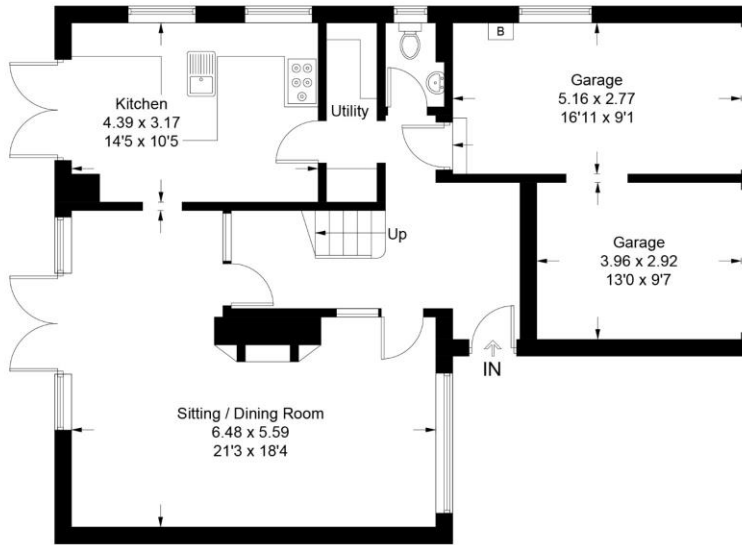
PLEASE NOTE: Although we believe the information above to be correct, we cannot guarantee this information. Therefore, you are strongly advised to clarify any information with your chosen solicitor/conveyancer before proceeding with the purchase of this property.



Call Alex Grover to arrange a viewing on 01372 613072

www.alexgrover.exp.uk.com

Approximate Gross Internal Area = 148.5 sq m / 1598 sq ft
(Including Garages)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1145608)
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.