



Fir Tree Road, Banstead,
Surrey **SM7 1NG**



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As you enter the house you are greeted by a spacious hallway that leads into the reception room and large family dining room. Leading on from the dining room is the open plan kitchen with a beautifully renovated al-fresco dining space, complete with a barbeque and outside kitchen amenities. The kitchen backs onto the garden, which is of enviable size, ideal for family living. Bi-fold doors open from the kitchen into the family living room, which also benefits from a conservatory to the rear of it.



Guide price: £5,200 per calendar month

Furniture: Available unfurnished

Tenancy available from: 1st August 2023

Minimum length of tenancy: 12 months

Local authority: Reigate and Banstead

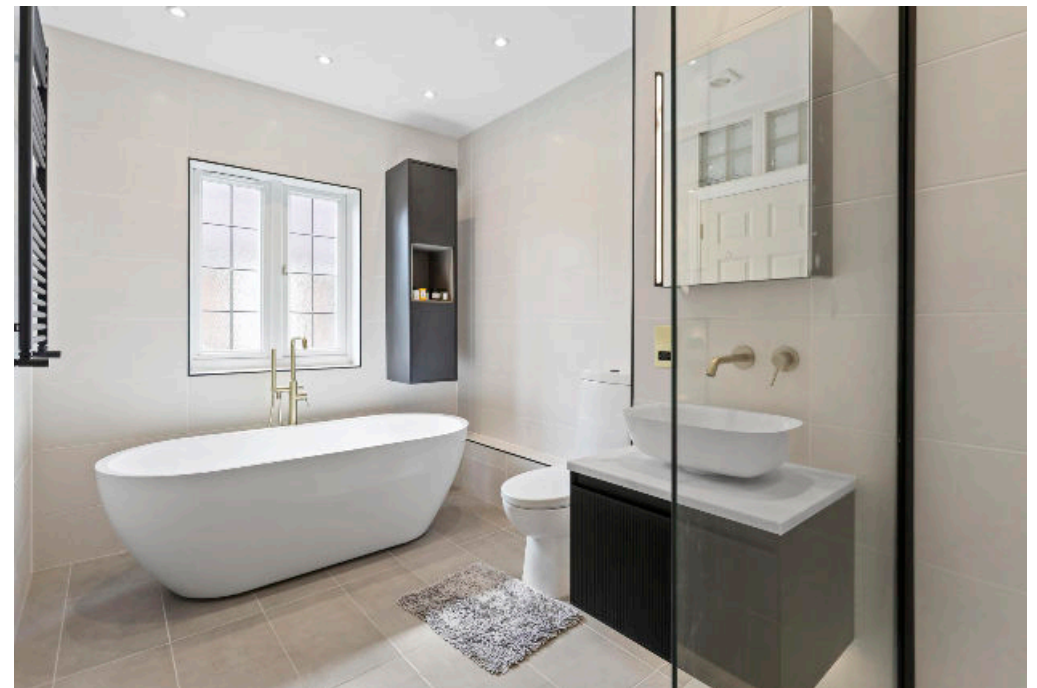
Council tax band: G



Further rooms

The second floor has 2 en suite bedrooms and a further two bedrooms. The second floor also has a large family bathroom featuring a shower and a free-standing bathtub.





The village has the usual High Street chains and a nice collection of village shops: butcher, greengrocers, baker etc. Restaurants. Epsom and Sutton provide more in the way of shopping and entertainment. There are five schools dotted around the village, including two private schools, Green Acre for girls and The Priory for Boys.

The outskirts of Banstead has garden farms, garden centres and some lovely Green Belt countryside, notably Banstead Commons and Banstead Woods. Banstead Woods Estate, a site of special scientific interest, has a wide variety of flora and fauna. There are lots of stables in the area and plenty of opportunities for those interested in riding or walking. Banstead Leisure Centre includes Gym, Swimming Pool, Squash and Tennis Courts and there are also local Cricket, Football and Rugby Clubs. The area is also well served with golf courses, including Cuddington, Banstead Downs, Walton Heath, Kingswood, Oaks Park, Reigate, Chipstead and Epsom. Epsom Racecourse is within easy reach if you fancy a flutter on the horses. The nearest railway stations are located at Banstead and Chipstead, and the M25 motorway is also located nearby



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Approximate Gross Internal Area = 290.9 sq m / 3132 sq ft
Outbuilding = 20.5 sq m / 221 sq ft
Total = 311.4 sq m / 3353 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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