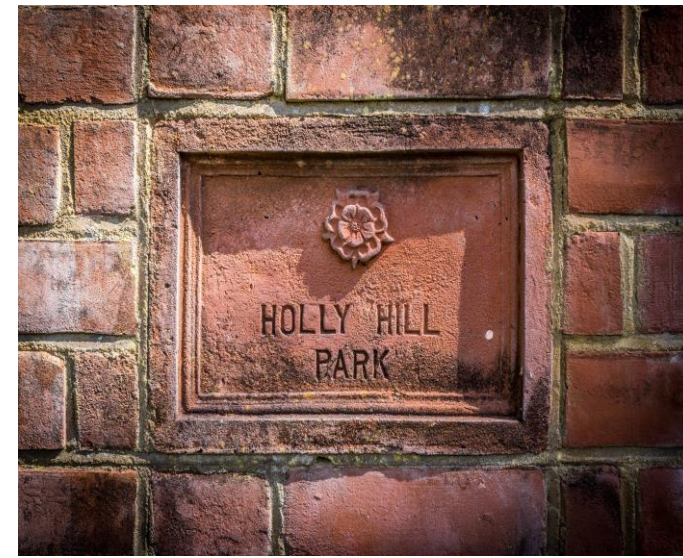




  
HENLEY HOMES

2 Holly Hill Park | Holly Hill Drive  
Banstead | Surrey SM7 2HE |



A rarely available elegant and characterful ground floor apartment within a fabulous private gated house conversion within ½ mile of Banstead Village. This property which is listed forms part of an award winning private gated development by Messrs Squires Bridge and built in 2002. The grand communal hallway shouts grandeur and elegance. With over 1,800sqft of living space this stunning apartment comprises of a vast rear aspect sitting room where you can enjoy the stunning views over the formal communal gardens, a large kitchen/diner with all the mod con's and integrated appliances, three large double bedrooms and two bathrooms one of them being en-suite. Outside the property is approached via a privately gated driveway that provides parking for guests, this apartment has its own garage. The communal gardens offer breath-taking views with an abundance of mature trees and shrubs.

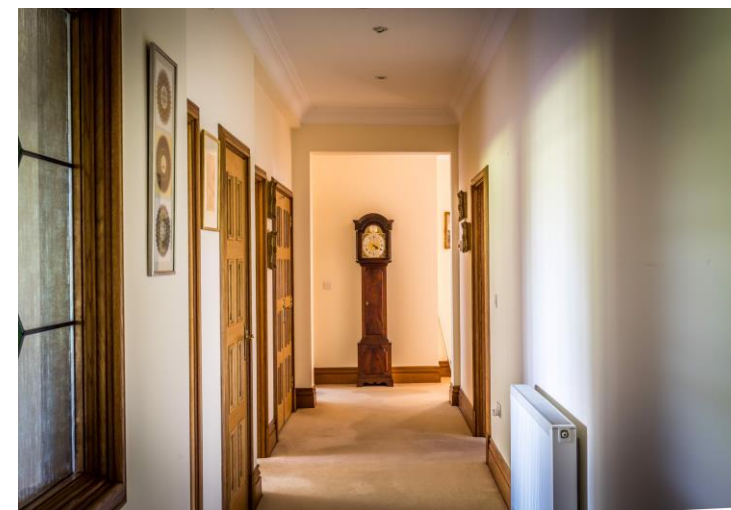
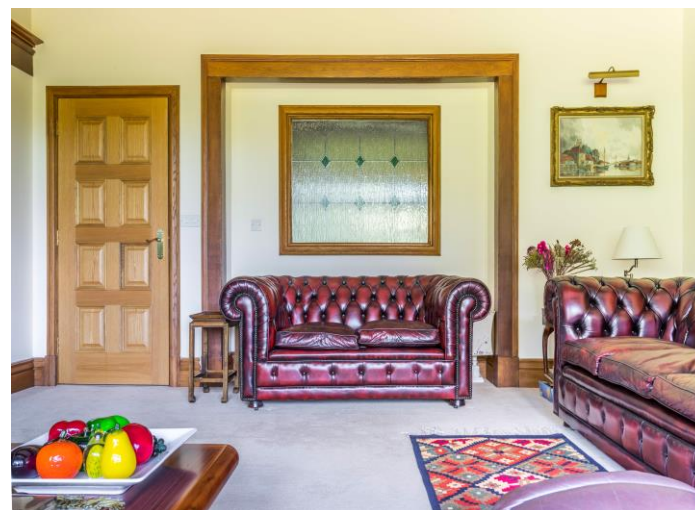
**Kitchen / Dining / Breakfast Room 25' 0" x 14' 9"**  
(7.61m x 4.49m)

Rear aspect with door leading onto patio area, central island with low level storage, part tiled walls, granite work surface, 1/1/2 sink with waste disposal, integrated dishwasher, gas hob with extractor hood, electric double oven with grill, integrated fridge freezer, high and low level storage, tiled kitchen floor, solid wood skirting and window sills, integrated washer/dryer.





**Sitting Room 20' 1" x 19' 8" (6.12m x 5.99m)**  
Rear aspect, wood beamed ceiling, gas feature fireplace with limestone surround, part wooden panelled walls.



**Bedroom 1 15' 6" x 13' 3" (4.72m x 4.04m)**

Side aspect, built in wardrobes, cornice, wooden window sills.

**En-suite 8' 2" x 7' 6" (2.49m x 2.28m)**

Double aspect, wash hand basin on vanity unit, low level WC, ceramic tiled floor and part tiled walls, heated towel rail, shower cubicle with hand held shower attachment.





**Bedroom 2** 15' 9" x 15' 8" (4.80m x 4.77m)  
Side aspect, fitted wardrobes, wooden skirting and window sills.

**Family Bathroom** 9' 3" x 8' 7" (2.82m x 2.61m)  
Side aspect, wash hand basin on vanity unit, low level WC, ceramic tiled floor and part tiled walls, wood panelled bath with separate hand held shower attachment, heated towel rail.

**Bedroom 3** 19' 2" x 14' 8" (5.84m x 4.47m)  
Rear aspect, wooden skirting and window sills.



**Entrance Hall**  
Communal area.





**Cellar** 7' 2" x 6' 0" (2.18m x 1.83m)  
Underground storage.

**Garage** 16' 6" x 14' 5" (5.03m x 4.39m)

**Garden**

Vast communal grounds with lawn and mature planting, seating areas, fish pond with water feature.







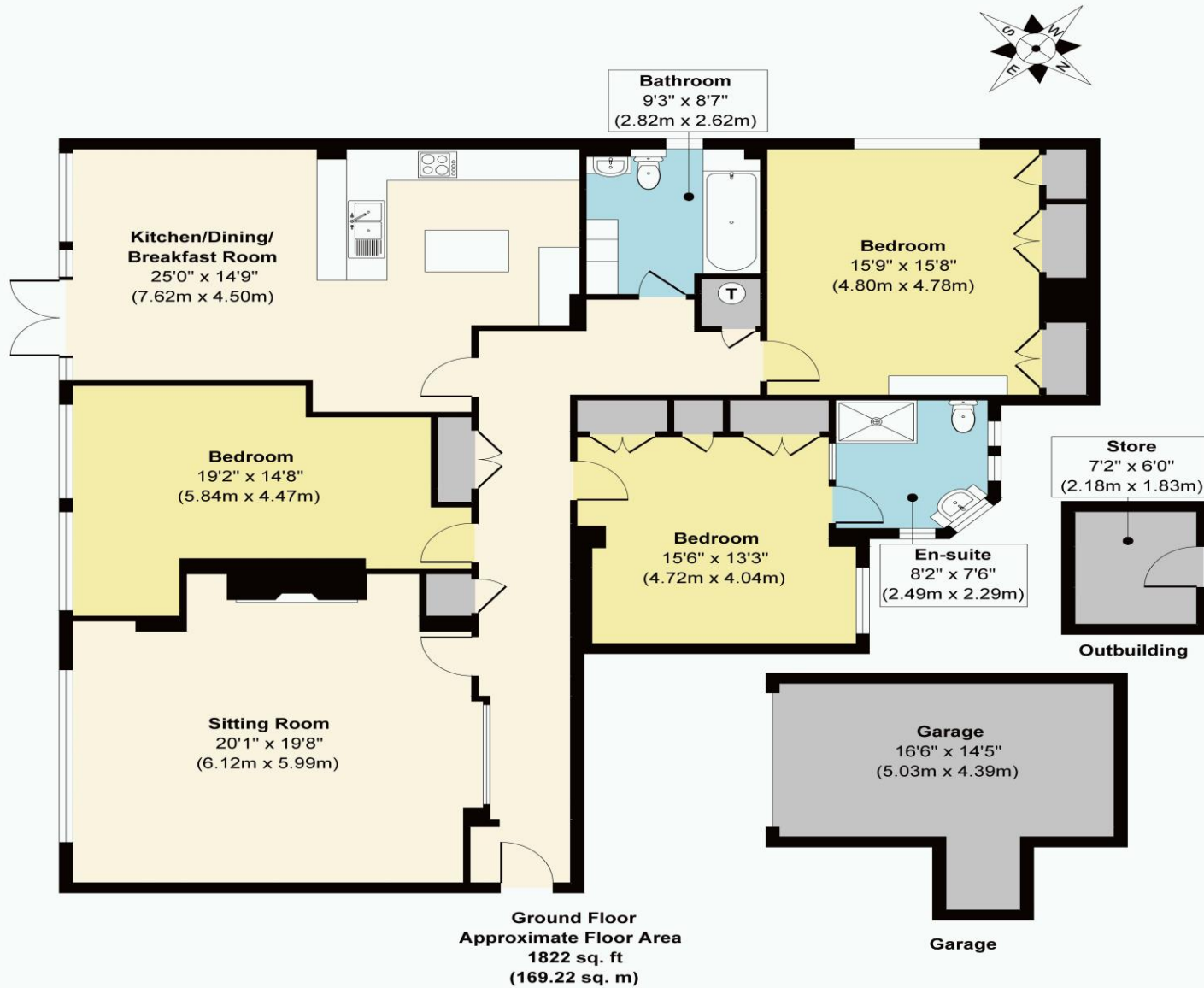


HOLLY HILL  
PARK

Warning  
of  
ice  
in  
adjacent  
areas

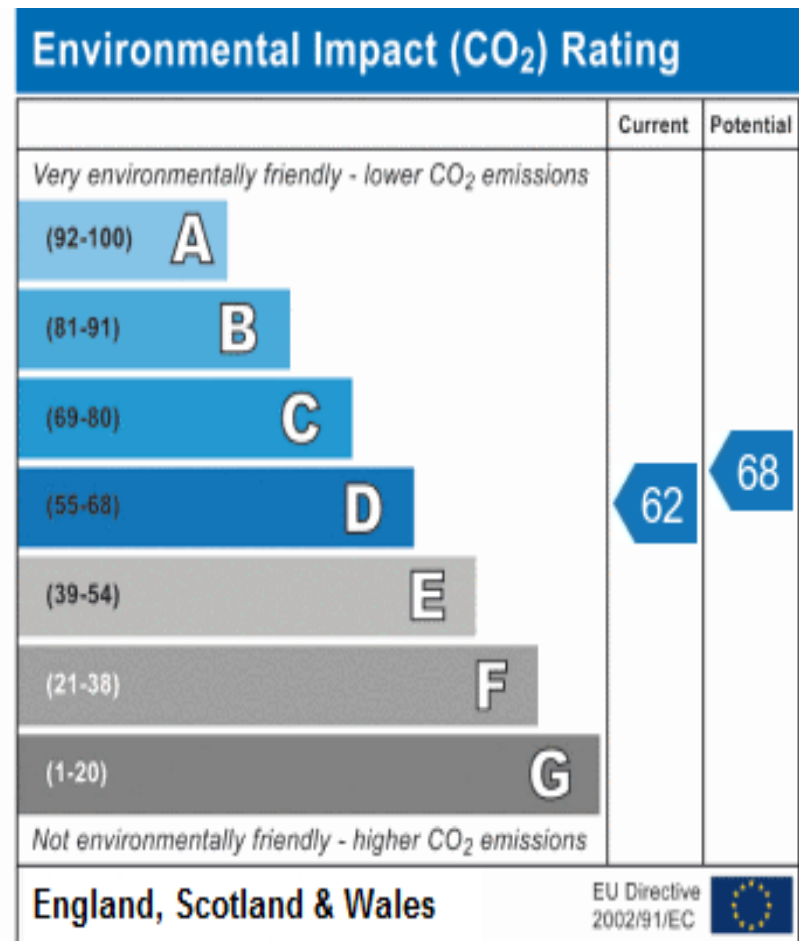
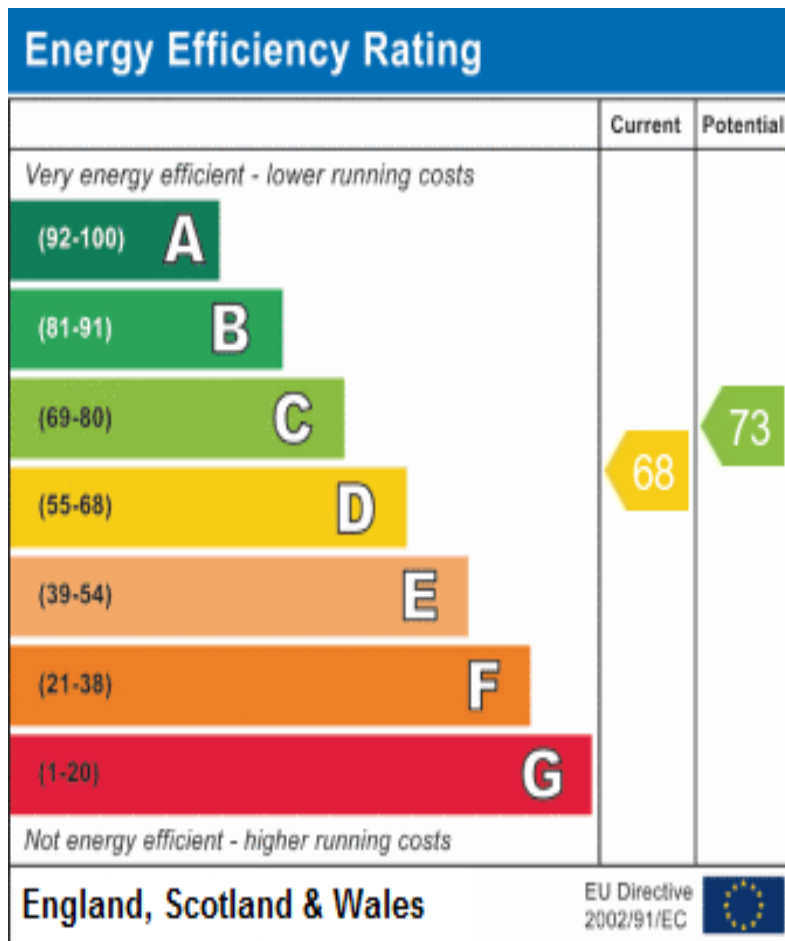
Private  
Property  
No  
Admission  
Without  
Authority

# The Manor House SM7



**Approx. Gross Internal Floor Area 1822 sq. ft / 169.22 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

HENLEY HOMES

0203 873 2700  
 info@henleyhomes.agency | www.henleyhomes.agency