



The Oval, Banstead

The **PERSONAL** Agent

Offers In Excess Of £775,000 Freehold

- 1546 sq ft property
- Semi detached house
- Four bedrooms
- En-suite shower room
- 13'5 x 12'2 Living room
- 27'9 x 18'8 Kitchen/dining/living room
- Part converted garage into utility room
- 8'8 x 8'6 part garage
- Open day on 17th May

The Personal Agent are delighted to offer for sale this 1546 sq ft extended four bedroom semi detached house. The property benefits from a 27'9 x 18'8 Kitchen/Dining/Living room and a separate 13'5 x 12'2 Reception room.

The property comprises of a porch leading to a hallway, from the hallway, you have access to the front reception room and the open plan Kitchen/Dining/Living room. Additionally access to the downstairs cloakroom and utility room. On the first floor there are four bedrooms, three of which are doubles. The primary bedroom benefits from an en-suite shower room. Main bathroom

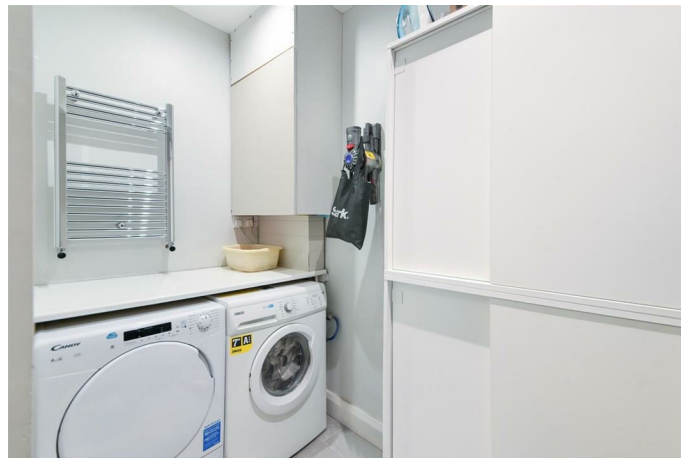


completes the accommodation. Outside there is a patio and lawn area to the rear and the the front a driveway for ample parking and a 8'8 x 8'6 part converted garage.

This quiet and much requested cul de sac enjoys a fantastic position and is within walking distance of the heart of the village with its excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The village also has numerous high quality cafes and restaurants.

Nearby the open spaces of Banstead Downs

provides beautiful walks and cycling routes, Oaks Park and Epsom Downs are also easily reached. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8), and there are rail services at Banstead Station some 0.6 of a Mile away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.





The **PERSONAL** Agent

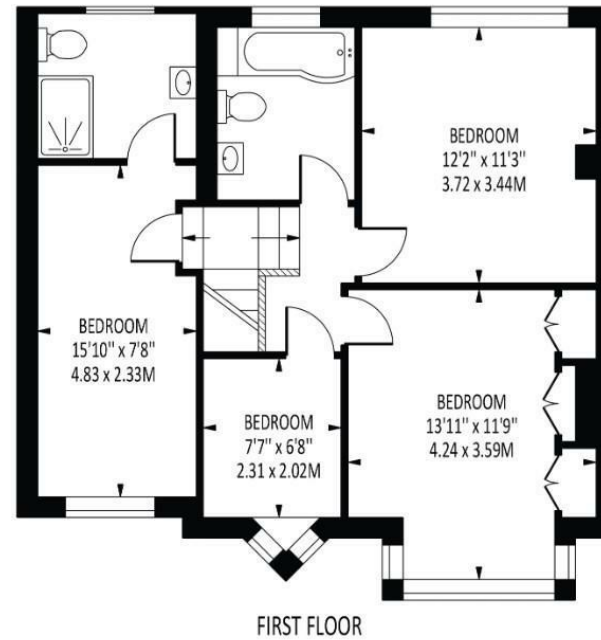
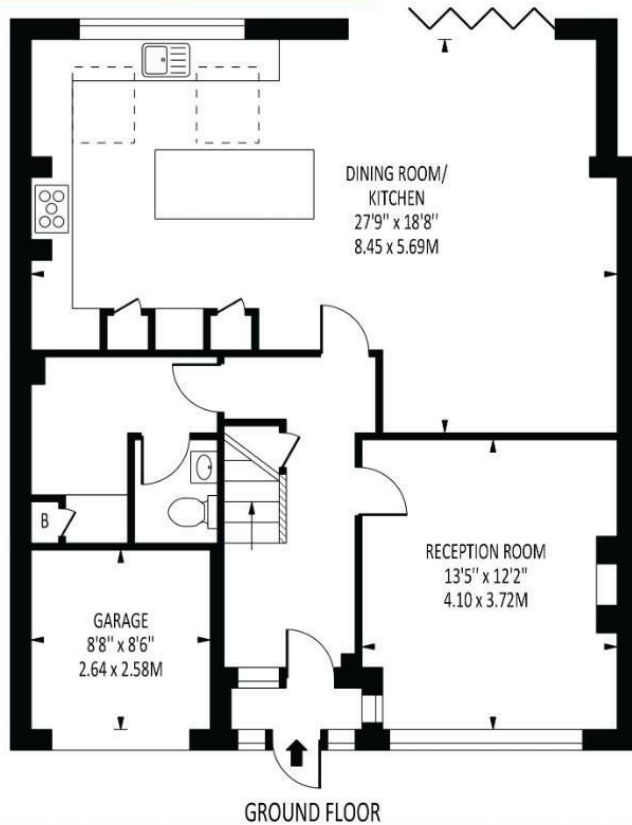


The Oval

Total Area: 1546 SQ FT • 143.62 SQ M

(Including Garage)

Garage Area : 73 SQ FT • 6.81 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

