



Dunnymans Road,



£525,000

Freehold

- Modern Semi Detached Home
- Off Street Parking & Garage
- 57 ft Garden
- Cul De Sac Location
- Set Between High Street & Station
- Lounge/Diner
- Modern Kitchen
- Family Bathroom & WC
- Good School Catchments
- Open Outlook to Rear

Set in a safe, secure and quiet cul-de-sac location hidden away from the hustle and bustle of Banstead yet only a 10 minute walk to the Mainline Station and the High Street, this attractive semi detached home is presented to the market in excellent order. The property enjoys off street parking, an integral garage (which neighbouring properties have converted into additional accommodation) and a pleasant outlook to the rear towards Banstead Downs Tennis Club.



Description: Arranged over two floors this outstanding three bedroom semi detached home should be viewed first hand to be fully appreciated. This immaculately presented home offers over 1000 sq ft of accommodation and garaging including a spacious lounge/diner, a modern fitted kitchen that overlooks the rear garden, separate utility area and a handy downstairs WC. Upstairs there are three bedrooms (the two doubles both enjoy fitted wardrobes) and a modern family bathroom. There is also the opportunity to extend and incorporate the garage into the house, subject to the usual consents

The rear garden extends to over 55 ft and is mainly laid to lawn with two strategically placed patio areas to make the most of the morning and evening sunshine.

Location: The property is set in a modern residential development between Banstead's popular High Street and Banstead Station. Banstead Village is a hugely popular location with a range of shops, restaurants, bars and amenities. The area offers excellent schools and superb road links with the A217 and M25 both being easily accessible.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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	

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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.



