



The Oval, Banstead

The **PERSONAL** Agent

# Offers In Excess Of £775,000 Freehold

- 1546 sq ft property
- Semi detached house
- Four bedrooms
- Ensuite 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.

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.



The property comprises of a porch leading to a hallway where you have access to the front reception room and the open plan kitchen / dining / living room. Additionally there is 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 ensuite shower room and the main bathroom completes the accommodation.

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

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.

Tenure - Freehold  
Council tax band - E

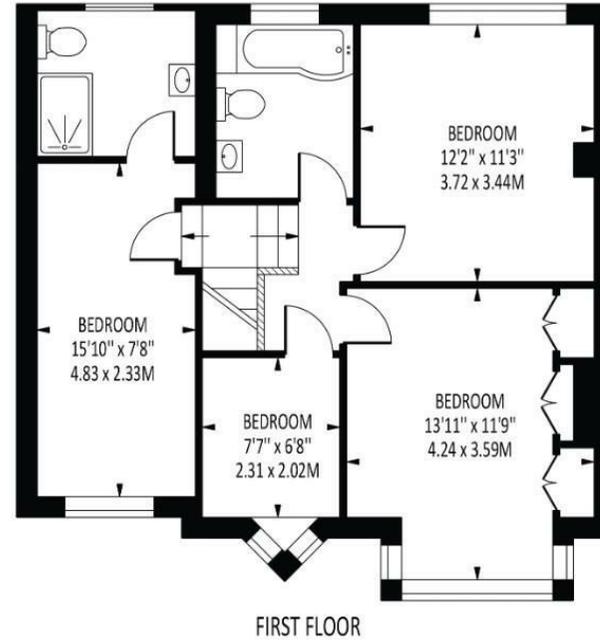
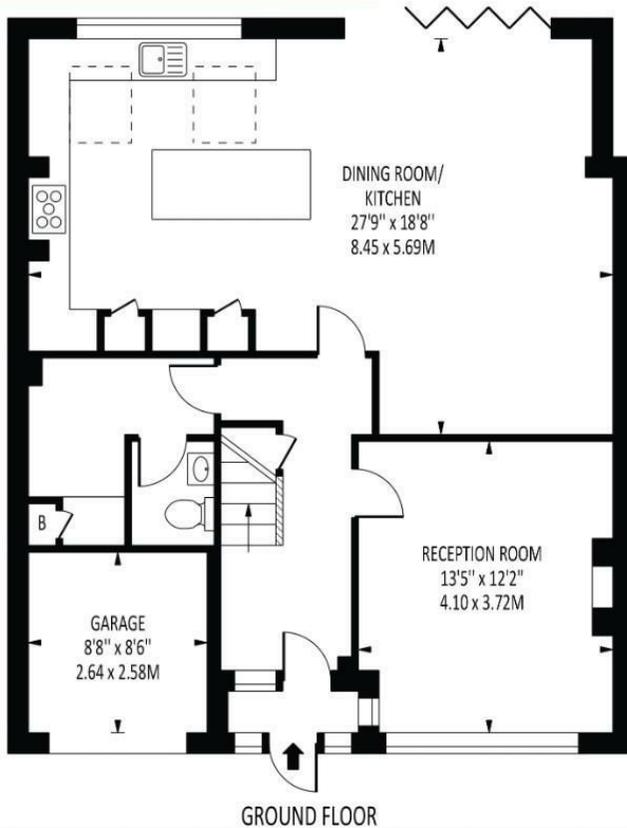






The Oval

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) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

GROUND FLOOR

FIRST FLOOR

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.

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The  
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