



Manor Way, Banstead

The **PERSONAL** Agent

Asking Price £650,000

Freehold

- Three bedroom semi detached
- Two reception rooms
- Kitchen/Breakfast room
- Conservatory
- Garage
- Driveway for ample parking
- Patio and rear garden
- Vendor suited

The Personal Agent are delighted to offer for sale this 1168 sq ft three bedroom semi detached house. Located in a very popular residential road within the village of Woodmansterne, this beautiful family home offers a perfect contemporary layout and homely feel, with flexible accommodation suitable for all needs, as well as the potential to increase the size of the property.

The home is situated within walking distance of Coulsdon train station, which offers direct links to London, whilst also being in fantastic school catchment, making the area very popular with families and commuters alike.

On the ground floor, you have a porch leading to a



welcoming hallway, with the main lounge area directly on your left to the front of the house. From here there is the dining room, with direct doors to the conservatory, completed by the kitchen area which has been extended to add a utility area. On the first floor there are two double bedrooms, a single bedroom/study, as well as the family bathroom. Outside there is a secluded garden mainly laid to lawn, with two separate areas, and finally the driveway and garage to the front of the property. There is also the added bonus of having further potential to extend STPP, firstly via the large loft space, or alternatively to the side over the garage.

Manor Way is a popular residential area surrounded by countryside yet occupying a convenient location just

a short drive from Banstead and Coulsdon with their wide range of shopping facilities, supermarkets, restaurants and café although there is a convenience store and a pub within walking distance.

Both Woodmasterne and Chipstead stations are within close proximity and provide services to London (London Bridge from 39 and 42 minutes and Victoria from 44 and 47 minutes respectively) together with bus routes serving the local area. Woodmansterne Primary School is within a mile away and Banstead Woods can also be found close by.

Tenure - Freehold
Council Tax Band - E

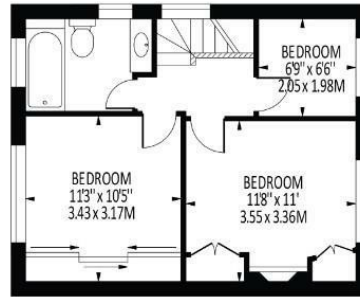




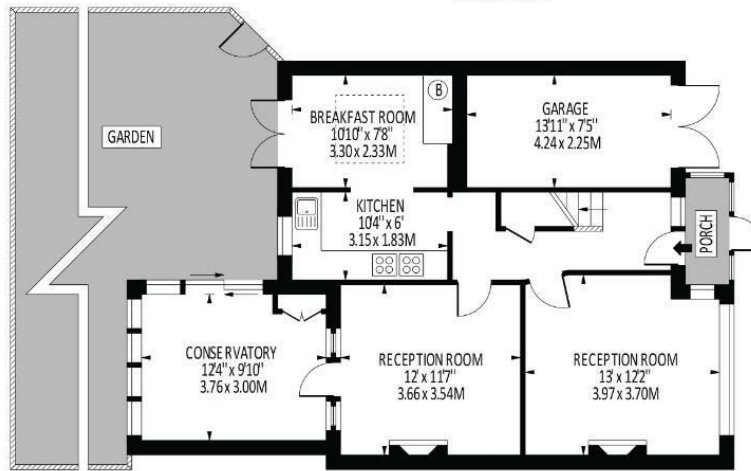
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Total Area: 1168 SQ FT • 108.51 SQ M
(Including Garage)
Garage Area : 103 SQ FT • 9.54 SQ M



FIRST FLOOR



GROUND 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

