



Woodmansterne Lane, Banstead

The **PERSONAL** Agent

# Guide Price £500,000

## Leasehold

- 1508 sq ft Townhouse
- Four bedrooms
- Two shower rooms
- 10'4 x 7'5 Kitchen
- 13'7 x 8'1 Dining room
- 16 x 12'8 Living room
- Downstairs cloakroom
- First floor Balcony
- Walking distance of Banstead village
- No onward chain

The Personal Agent are delighted to offer for sale this 1508 sq ft four bedroom townhouse situated within walking distance of Banstead village and offered with no onward chain. Benefits include two shower rooms, downstairs cloakroom and a garage.

Banstead village is a short walk away and offers an array of shops and restaurants.

For the golf enthusiasts, there are four world-renowned golf clubs, Kingswood



Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by.

The property comprises of a hallway, downstairs cloakroom, bedroom four and a dining room. On the first floor there is bedroom two and the main reception room, along with a shower room. On the second floor there are two bedrooms, a shower room and separate wc. Outside there is a garage en bloc.

Horse Riding schools and stabling can be

found in Kingswood, Chipstead, Tadworth and Walton on the Hill. Banstead is situated in between Epsom Downs, Chipstead and Kingswood. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

Tenure - Freehold  
Council tax band - E



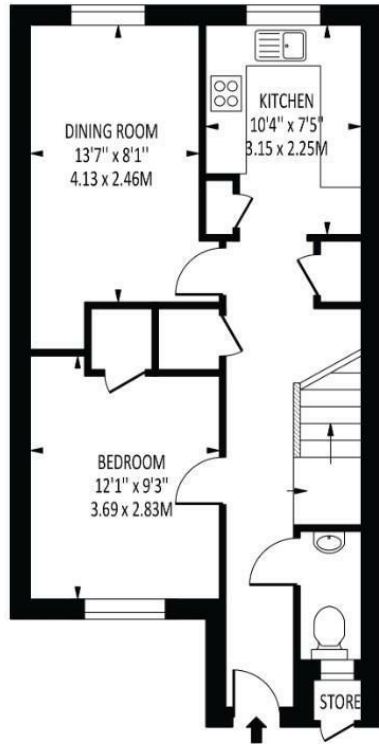
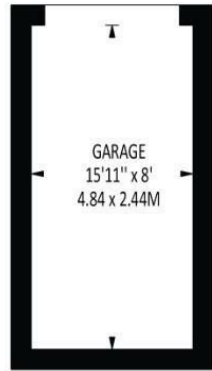


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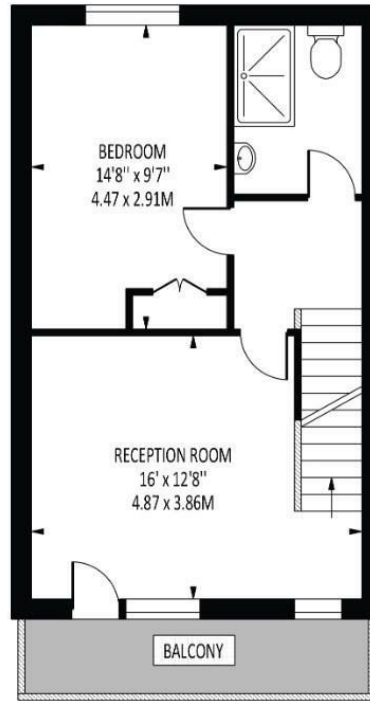


### Well House

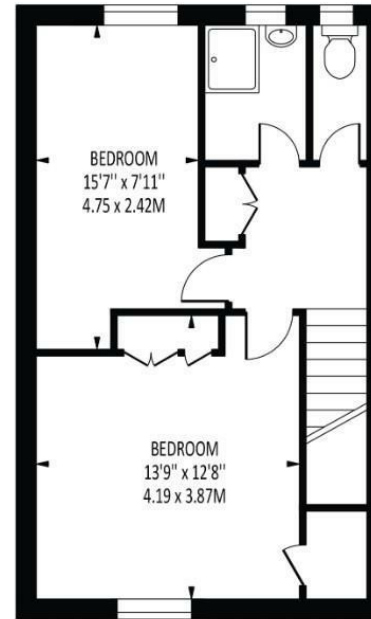
Total Area: 1508 SQ FT • 140.10 SQ M  
 (Including Garage & Store)  
 Garage Area : 127 SQ FT • 11.81 SQ M  
 Store Area : 5 SQ FT • 0.42 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND 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			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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			
		50	74
England & Wales		EU Directive 2002/91/EC	

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 Epsom, Surrey, KT18 7RG  
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 Stoneleigh, Surrey, KT17 2HS  
 020 8393 9411

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

**TADWORTH OFFICE**  
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 Tadworth, Surrey, KT20 5AG  
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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.

