



The Oval, Banstead

The **PERSONAL** Agent

Price Guide £760,000

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



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.

Nearby the open spaces of Banstead Downs provides beautiful walks and cycling routes, Oaks Park and Epsom Downs are also easily reached.

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.

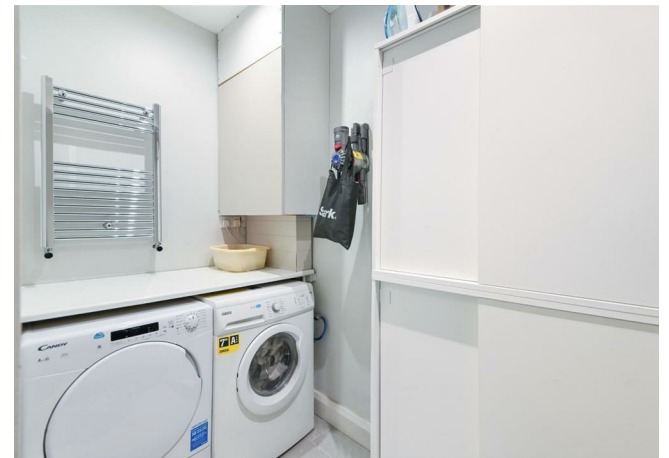
On the first floor there are four bedrooms, three of which are doubles. The primary bedroom benefits from an en suite shower room and the

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.

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

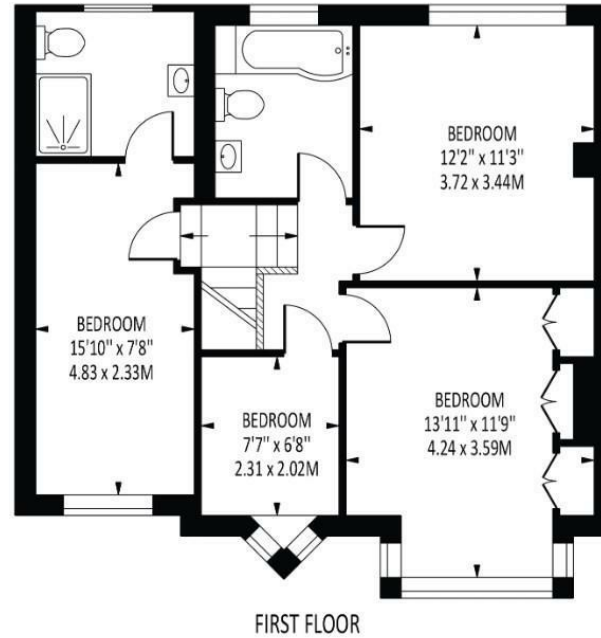
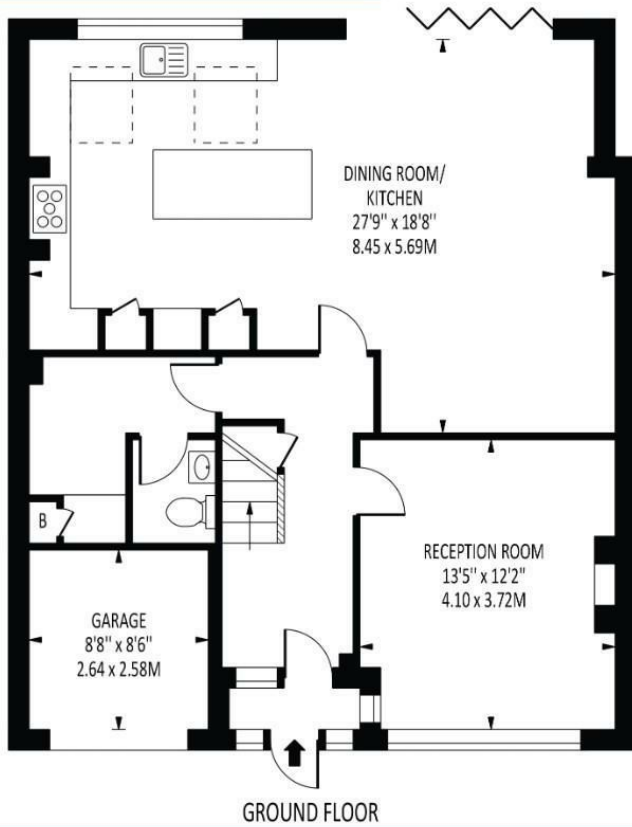






The Oval

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) A			
(81-91) B			
(69-80) C			
(55-68) D		65	79
(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 & KINGSWOOD 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 Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
 Registered in England No. 4398817.



