



Banstead Road, Banstead

The **PERSONAL** Agent

Offers In Excess Of £850,000 Freehold

- 0.56 of an acre plot
- Exciting development potential
- Short distance to Banstead station
- Close to Cuddington golf club
- Moments from Priest Hill Nature Reserve
- 160ft x 98ft Southerly facing garden
- 98ft x 50ft frontage with ample parking
- Easy access to surrounding Villages & Town
- Three bedroom detached with scope
- Incredibly rare opportunity

Sat on a generous, level plot of 0.56 of an acre, The Personal Agent are delighted to present a fantastic opportunity to acquire this detached family home that requires full modernisation throughout and provides scope to develop and build your dream home subject to the usual planning consents within this fantastic of locations.

Banstead Road is a sought after location on the periphery of East Ewell and Banstead, located just a short walk from two railway stations with links to London, as well as a short drive to Banstead Village and Cheam Village too.

The existing house on the plot offers accommodation that is set over two floors, with the downstairs



consisting of a spacious lounge, separate kitchen, a second reception room as well as a downstairs w.c.

On the first floor there are three double bedrooms as well as the family bathroom.

Outside there is a large frontage that measures 98ft x 50ft and provides a driveway with space for numerous cars as well as an extremely generous rear garden that benefits from a Southerly aspect and measured 160ft x 98ft.

From a practical point of view, the location of this home is great. Banstead railway station and Ewell East railway station are both approximately 0.8 of a mile away which is generally a 18 minute walk and they

both provide regular links to London Victoria & London Bridge. There are also excellent schooling options locally, both in the state and public sectors, although one of the stand out features of this home is its immediate surroundings and the open green spaces it enjoys.

Priest Hill Nature Reserve is a wonderful open space that is just across the road and is managed by The Surrey Wildlife Trust and there are also open fields behind the property too which link to the periphery of Cuddington & Banstead Downs golf courses with pleasant woodland walks.

Viewing is strongly advised by vendors sole agent.

Tenure - Freehold
Council tax band - G







Energy Efficiency Rating

| Rating | Score Range | Current | Potential |
|--------|-------------|---------|-----------|
| A | (92 plus) | | |
| B | (81-91) | | |
| C | (69-80) | | |
| D | (55-68) | | |
| E | (39-54) | | |
| F | (21-38) | | |
| G | (1-20) | | |

Very energy efficient - lower running costs

Not energy efficient - higher running costs

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.

