



Rectory Lane, Banstead

The **PERSONAL** Agent

Offers In Excess Of £525,000 Freehold

- 1105 sq ft extended property
- Three double bedrooms
- Open plan lounge/diner
- Downstairs cloakroom
- Ensuite shower room to primary bedroom
- Driveway for two cars
- West facing garden
- Cabin (17'1 x 10'6)



The Personal Agent are delighted to offer for sale this three double bedroom extended semi detached property. The property has been updated and improved by the current owners and benefits from an extension and loft conversion.

The ground floor comprises; entrance porch opening to the hallway, a through lounge with a bay window to the front, lounge opens into the dining area and access to the downstairs cloakroom along with the kitchen in the extension.

Upstairs provides three bedrooms, all doubles and the main bathroom. Stairs to primary double bedroom on

the top floor which benefits from an ensuite shower room.

The rear west facing garden extends to circa 80 sq ft (tbc) and has a patio area and the rest is Astro turfed. There is a cabin (17'1 x 10'6) with power and lighting.

Driveway to front with parking for two cars and a shared driveway leading to garage.

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

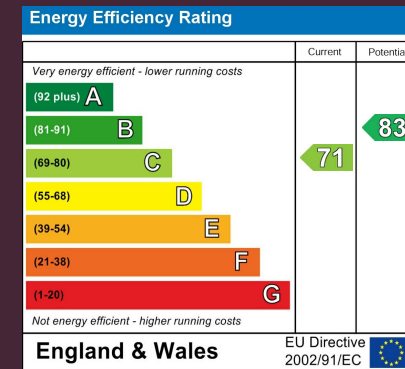
shopping facilities, supermarkets, restaurants and café although there is a convenience store and a pub within walking distance.

There is an excellent choice of schooling both state and independent. Rail services are at Chipstead, Woodmansterne and Banstead and within minutes is the M25/M23 intersection providing access to both Gatwick Airport. There are also many acres of open green belt countryside surrounding the property to enjoy.

Tenure - Freehold
Council tax band - D







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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.

