



Gale Crescent,





# £485,000

## Freehold

- Five bedrooms
- Semi-detached house
- Living room
- Kitchen/breakfast room
- Conservatory
- Family bathroom & shower room
- Detached garage & workshop
- Fully enclosed manageable garden
- Great primary school catchment
- Walk to Village High Street

Set at the end of a residential cul-de sac and overlooking a communal green with open woodland and bridle paths in close proximity, this deceptively spacious semi-detached house offers five bedrooms and two bathrooms, making it exceptionally good value in our opinion.

The ground floor benefits from a bright and open feel with an entrance lobby, living room, kitchen/breakfast room and conservatory/diner. The well designed accommodation provides the perfect layout for living with defined reception areas that seamlessly flow in to each other in a practical layout that is perfect for entertaining, social occasions and most importantly, day to day life.

Set within a popular cul-de sac, within walking distance of Banstead Village High Street, this fine home would be absolutely ideal for someone wanting the longevity of being able to grow into it with an expanding family. Properties of this size to price ratio rarely come to the market, and this one certainly warrants an internal inspection to truly appreciate the size it offers.

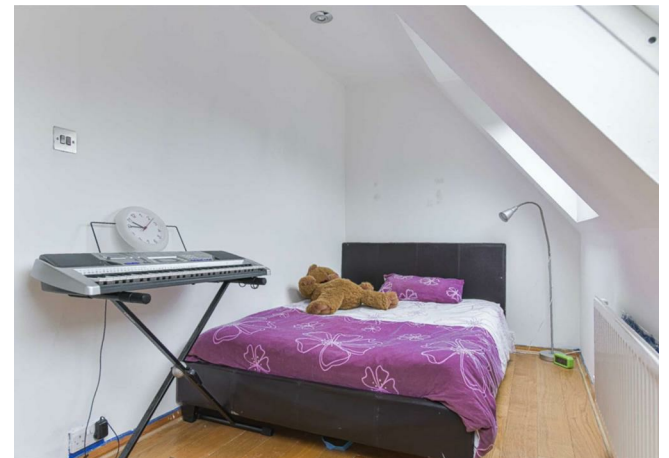


This bright and spacious property offers genuinely well balanced accommodation mixed with an abundance of light, as well as the favoured location and practicality of local amenities and transport links, not to forget the excellent primary school catchment that the property enjoys. Practically speaking, there is an entrance hall, living room, kitchen/breakfast room with large kitchen island and granite tops and a conservatory/diner. On the first floor there are three excellently proportioned bedrooms, white bathroom suite and a staircase to the 2nd floor which has another two bedrooms and a shower room.

Outside there is a fully enclosed garden, detached garage with separate store/workshop and small front garden with parking.

Set at the head of a cul-de sac, this deceptively spacious house enjoys a brilliant 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.

The open spaces of Banstead Downs provide beautiful walks and cycling routes, Oaks Park and Epsom Downs are also easily reached. 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 1.0 Mile away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**Epsom Office**  
2 West Street  
Epsom, Surrey KT18 7RG  
T: 01372 745 850

**Ewell Office**  
220 Chessington Road  
West Ewell, Surrey KT19 9XA  
T: 020 8394 1234

**Stoneleigh Office**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey KT17 2HS  
T: 020 8393 9411

**Banstead Office**  
141 High Street Banstead,  
Surrey SM7 2NS  
T: 01737 333699

 **the personalagent**  
sales@thepersonalagent.co.uk | thepersonalagent.co.uk

**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.





