



Oakley Gardens, Banstead

The PERSONAL Agent

# Guide Price £575,000

## Freehold

- Semi detached bungalow
- Two bedrooms
- Kitchen/Dining room
- Separate Living room
- Front and rear gardens
- Cul-de-sac location
- Walking distance of Banstead village
- No onward chain



The Personal Agent are delighted to offer for sale this 1930's two bedroom semi detached bungalow situated within walking distance of Banstead village. The property benefits from being sold with no onward chain and includes a driveway.

An early internal viewing of the property is highly recommended.

Situated in a convenient location the accommodation briefly comprises of an entrance hall, fitted Kitchen/dining room with access to the

rear garden, a separate Living room with door to the rear garden, two well proportioned double bedrooms and a bathroom. Externally there is off road parking and front and rear gardens.

Banstead village has comprehensive local shopping, including Waitrose and Marks & Spencer, various restaurants and amenities. There is a choice of well regarded schools, both private and state.

The property is located within a few minutes walk of local parks and open spaces. There are leisure

facilities nearby and several golf courses. Countryside walks are available in the nearby Banstead woods. Beyond Epsom Downs are areas of outstanding natural beauty including Box Hill.

The area is ideally situated for transport links with excellent access to the M25, Epsom, Sutton, Redhill and Reigate. Local amenities include a large ASDA super-store as well as useful high street shops, cafes and restaurants.

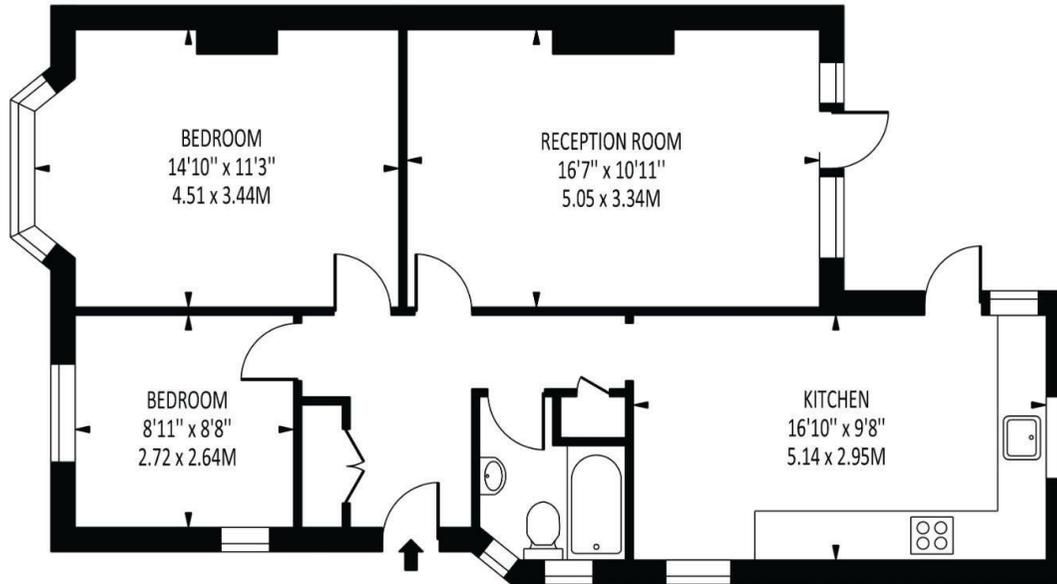
Tenure - Freehold  
Council tax Band: E



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Oakley Gardens  
Total Area: 721 SQ FT • 67.00 SQ M



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 inspections, 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>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	

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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.