



Brighton Road, Banstead

The **PERSONAL** Agent

Offers Over £630,000

Freehold

- Four/five bedrooms
- Three reception rooms
- Downstairs cloakroom
- Refitted shower room
- Double glazing
- Fitted wardrobes
- 100ft rear garden
- Carport and detached garage
- Driveway
- No ongoing chain

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting bid £630,000.00

The Personal Agent are pleased to present this deceptively spacious four/five bedroom semi detached family house, set back on a slip road with a large driveway and front garden, and offered to the market with no ongoing chain.

This great sized family house measures in excess of 1400 sq ft, as well as being within a short distance of local railway stations (all zone 6), as are the open spaces of Epsom Downs, Banstead village, and the M25.

Viewing is strongly advised. Sole agent.



This wonderful family home offers versatile living accommodation spread over two floors.

Downstairs you are greeted by a welcoming hallway, lounge with bay window, study/bedroom five, kitchen opening into the dining area, with doors leading to the rear garden.

Upstairs there are four double bedrooms, and a refitted family shower room.

Outside to the front there is a driveway with parking for several cars with a carport and garage, and to the rear a mature garden.

Set back from the A217 on a residential slip road,

Banstead high street is within walking distance with shops that include 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 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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

