



Manor Way, Banstead

The PERSONAL Agent

# Offers In Excess Of £550,000 Freehold

- 1638 sq ft property
- Four bedrooms
- Open plan Kitchen/Dining/Living room (22'3 x 16'6)
- Separate Living room (13'6 x 12'9)
- Downstairs cloakroom
- Separate detached Garage (21'3 x 17'1)
- Driveway for one/two cars
- Tiered rear garden

The Personal Agent are delighted to offer for sale this 1638 sq ft four bedroom extended mid terrace house. The property benefits from an 22'3 x 16'6 Kitchen/Dining/Sitting room. Other benefits include a downstairs cloakroom and 21'3 x 17'1 detached garage.

Entering via a porch to a hallway, There is access to the separate living room and open plan Kitchen/Dining/Living room. The downstairs cloakroom completes the accommodation. On the first floor there is



three bedrooms, two of which are doubles along with the main bathroom. On the second floor a further double bedroom. Outside to the rear there is a patio area, tiered garden and double garage. Driveway to the front.

Manor Way is 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.

Both Woodmasterne and Chipstead stations are within close proximity and provide services to London (London Bridge from 39 and 42 minutes and Victoria from 44 and 47 minutes respectively) together with bus routes serving the local area. Woodmansterne Primary School is within a mile away and Banstead Woods can also be found close by.

Tenure - Freehold  
Council Tax Band - D



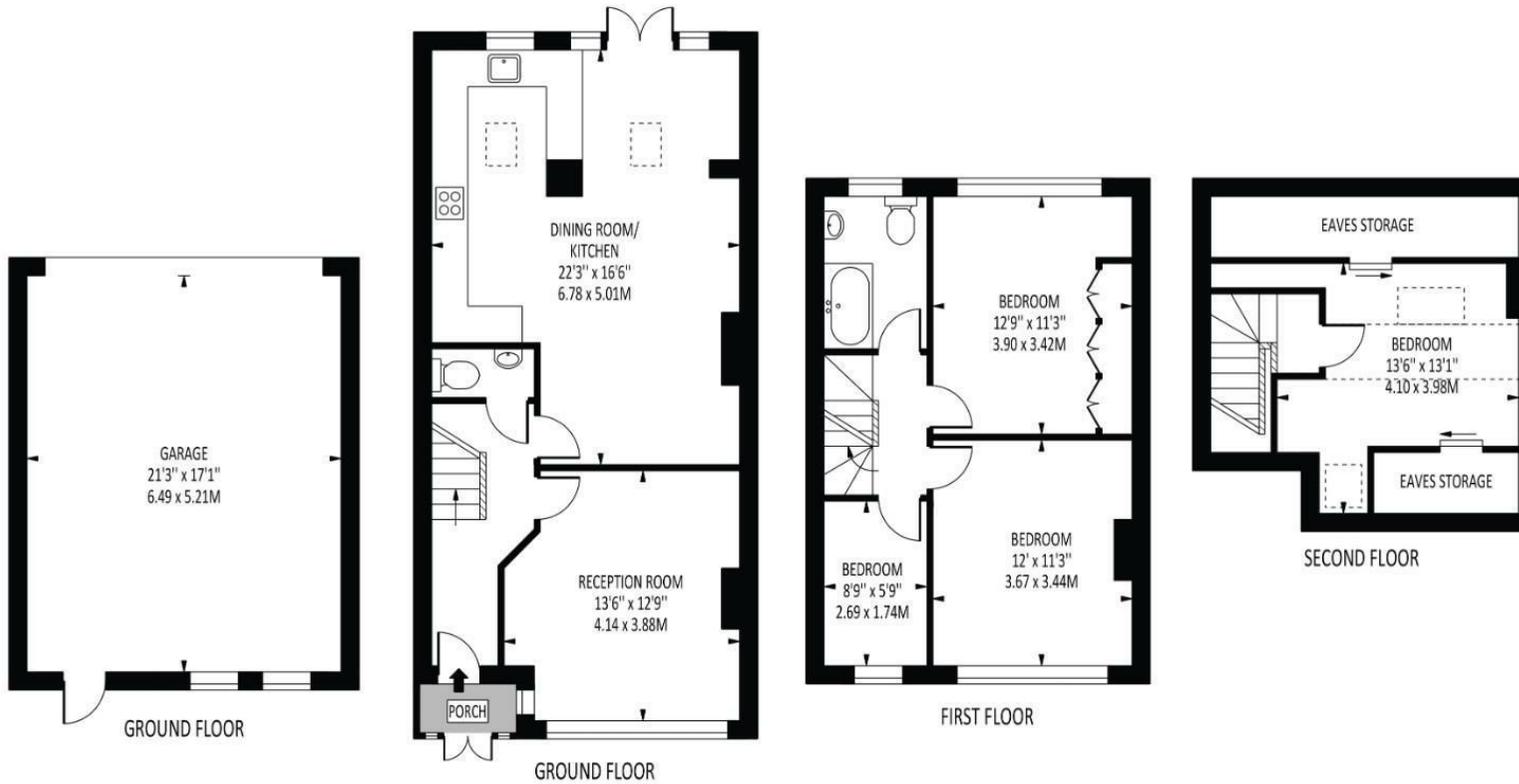


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### Manor Way

Total Area: 1638 SQ FT • 152.17 SQ M  
 (Including Garage, Eaves Storage & Restricted Height Area)  
 Garage Area : 364 SQ FT • 33.81 SQ M  
 Eaves Storage & Restricted Height Area : 188 SQ FT • 17.47 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	77
(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	

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 inspection, 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.

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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.

