Walnut Grove, Banstead

The PERSONAL Agent

Offers In Excess Of £900,000

Freehold

- 1794 sq ft property
- Four bedroom detached house
- Three reception rooms
- Open plan kitchen/diner (19 ft x 16'3 ft)
- Utility room
- Downstairs cloakroom
- Ensuite to primary bedroom
- Converted garage into a reception room (5'6 x 9'3)
- No onward chain

The Personal Agent are delighted to offer for sale this 1794 sq ft detached four bedroom house situated in a quiet cul-de-sac location. The property benefits from three reception rooms and a 19'9 x 16'2 kitchen/diner. No onward chain.

Downstairs, the property consists of entrance hallway, three reception rooms, cloakroom and a utility room; a 19'9 x 16'3 kitchen/diner with bi-folds out to the rear garden. The first floor has four bedrooms, all of good size. The principal bedroom has the added benefit of an en-suite shower room. The main bathroom completes the accommodation.

Outside there is a gravelled driveway for ample parking along with a private secluded front rear garden. The secluded rear garden has a good-sized decked area, lawned area and an array of flowers and shrubs.

Walnut Grove is a very popular cul-de-sac that is just a short walk from Warren Mead primary school and in close proximity of Banstead railway station (services to Victoria). If you are travelling further afield the M25 is just a short drive away.

If you are looking to enjoy outside space then Epsom Downs itself is just around the corner as are the wide open spaces of Nork Park. The practicality of the location continues with a selection of local shops at the end of nearby Nork Way or if you are wanting more variety, the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants, is just a couple of miles away, along with Banstead village being around a mile away.

Tenure - Freehold
Council tax band - G

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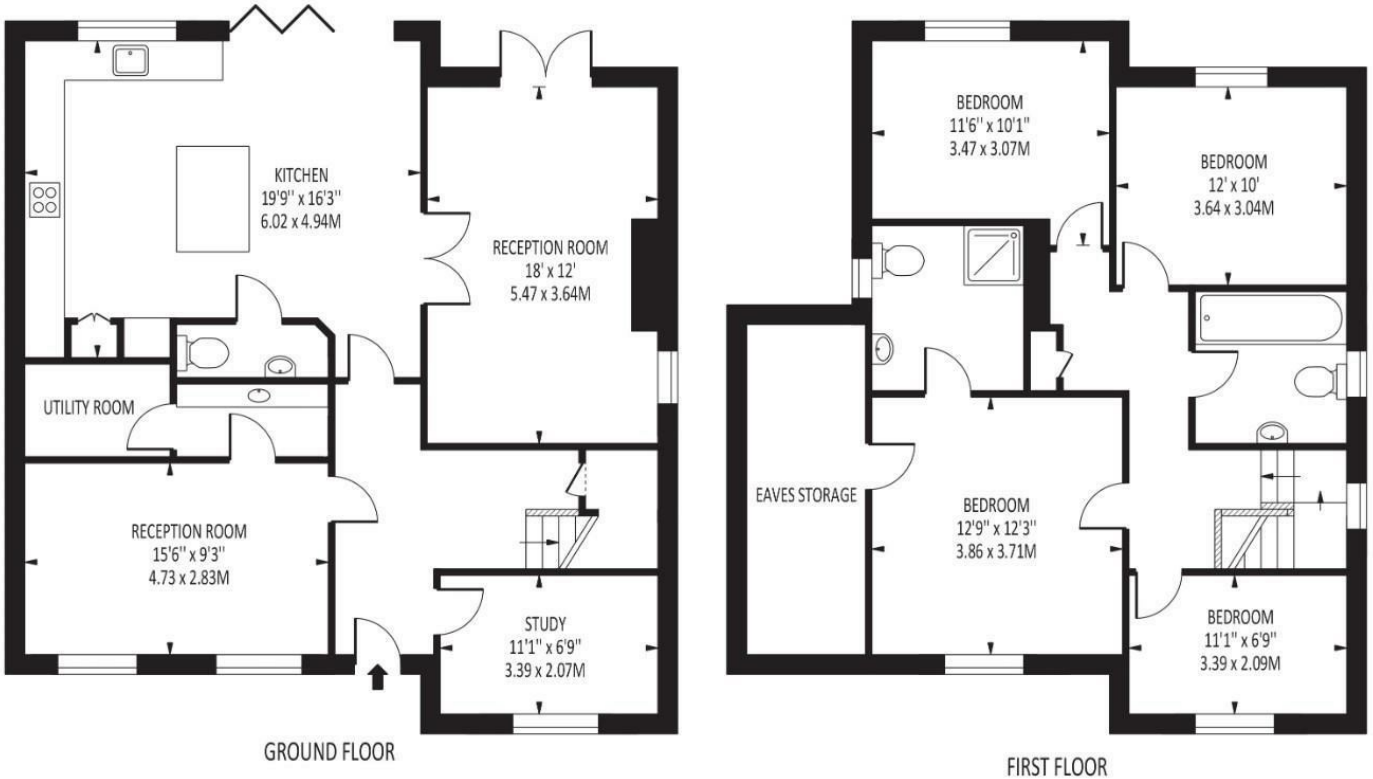
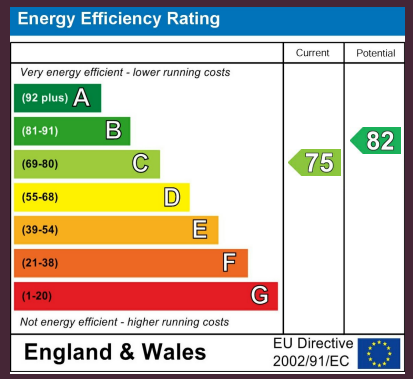
Total Area: 1794 SQ FT • 166.64 SQ M
(Including Eaves Storage)
Eaves Storage Area: 97 SQ FT • 9.00 SQ M





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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.