



Magnolia Drive, Banstead

The **PERSONAL** Agent

# Offers In Excess Of £800,000 Freehold

- 1670 Sq Ft
- Semi-detached Townhouse
- Kitchen
- Utility room
- Living room/diner
- Four bedrooms
- Three bathrooms
- Driveway
- Gated community

The Personal Agent are delighted to offer for sale this 1670 sq ft four bedroom semi detached townhouse situated in a gated secluded small development. The property benefits from an impressive 19'5 x 17'0 living room/dining room and a 24'7 x 14'0 principle bedroom with ensuite.

The location is incredibly practical 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.

Your early viewing is highly recommended.



The property comprises of a hallway, downstairs cloakroom, kitchen, utility room and a spacious living room/dining area with French doors leading out.

On the first floor there are three bedrooms, one benefitting from an ensuite and a main bathroom. The principle bedroom with ensuite residing on the second floor.

Outside there is a patio and lawn area with access to an outbuilding. Driveway to the front for ample parking.

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 0.8 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: F



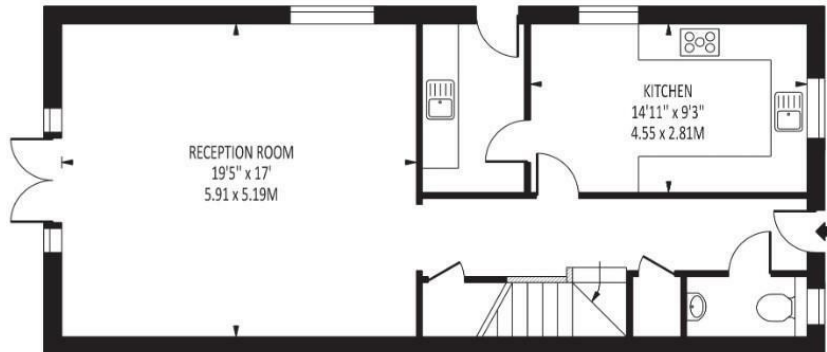
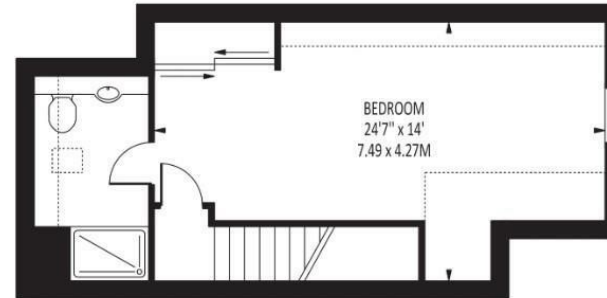
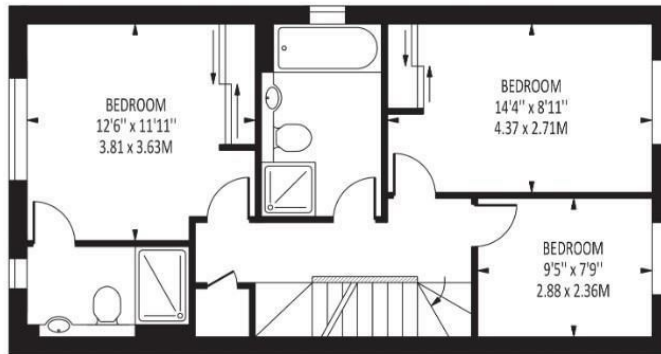


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## Magnolia Drive

Total Area: 1670 SQ FT • 155.13 SQ M  
(Including Restricted Height Area)  
Restricted Height Area : 81 SQ FT • 7.50 SQ M



GROUND FLOOR

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>88</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		
England & Wales		
	EU Directive 2002/91/EC	

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The  
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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.

