



Cheviot Close, Banstead

The **PERSONAL** Agent

Offers In Excess Of £350,000 Leasehold

- 660 sq ft property
- Two double bedrooms
- Ground floor maisonette
- Driveway for parking at front
- Secluded private rear garden
- No onward chain

Situated within easy walking distance of Banstead High Street yet tucked away in a secluded cul-de-sac, is this rarely available two double bedroom ground floor maisonette, offering a fantastic opportunity for first time buyers and downsizers alike.

The maisonette also has the added benefit of a private driveway, unusual for a property so close to town, as well as it's own private rear garden.

Leading off the entrance hallway to the left



is the kitchen area with ample work space and room for appliances. The fantastic living room has lots of space for a seating area as well as dining space, with the floor to ceiling window creating an abundance of light, door leading directly into the private garden. Spacious master bedroom, a second double bedroom with built in storage, bathroom. Finally outside there is private parking to the front for two cars.

Banstead village is a short walk away and has a Waitrose, M&S Food and a great range of shops and restaurants. There is a

park and cafe nearby. The location is ideal for walks, cycling or jogging.

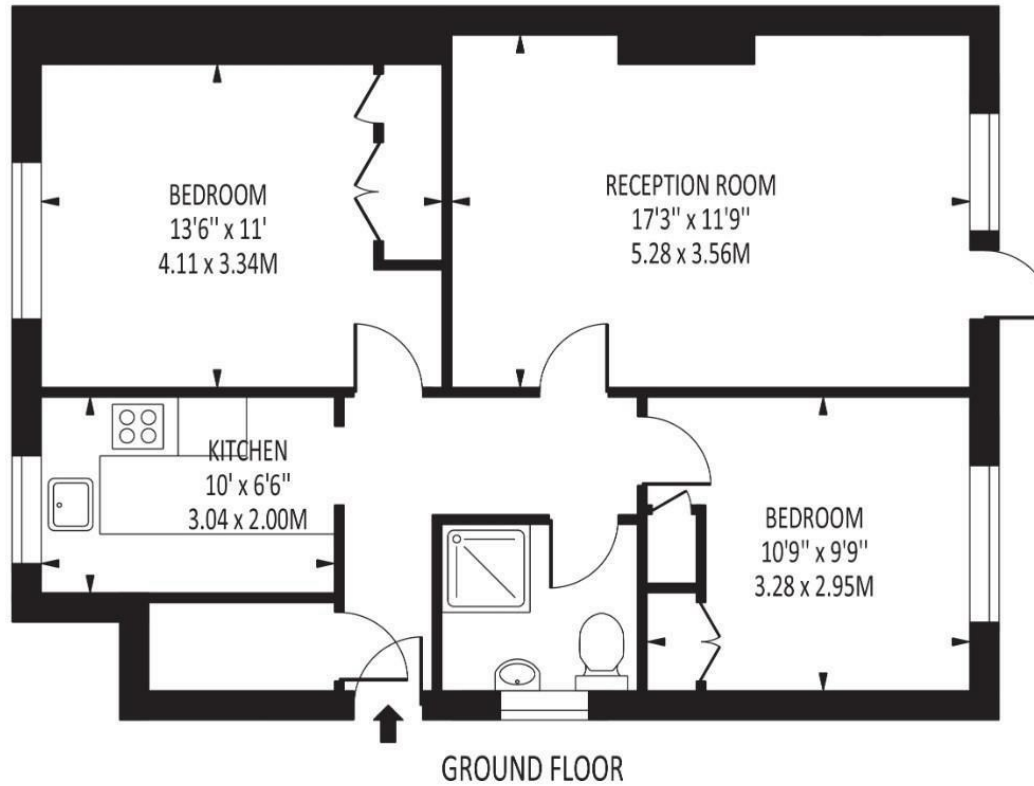




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Total Area: 660 SQ FT • 61.29 SQ M



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 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) 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		
	67	78
England & Wales		EU Directive 2002/91/EC

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Agent

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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.

