



The Readens, Banstead

The **PERSONAL** Agent

Guide Price £575,000

Freehold

- Three/four bedrooms
- Semi Detached house
- 24ft Lounge/dining room
- 19ft Kitchen/breakfast room
- Downstairs cloakroom
- 18ft Principal bedroom
- En suite shower room
- Fourth bedroom/dressing room
- Panoramic views to the rear
- Off street parking and garage

The Personal Agent are pleased to offer this exceptional well presented three/four bedroom extended family home, positioned in a quiet cul de sac, and offering panoramic views to the rear.

Internal viewing is highly recommend to fully appreciate this fine home.

From the moment you enter this property, you are struck by how light and airy it feels.

Downstairs there are two beautifully appointed reception rooms, the front aspect lounge with bay window and fireplace, the rear aspect dining room with doors opening to the raised decking area. The kitchen/breakfast room has been carefully



extended and updated, with doors opening to the rear.

Upstairs there is an 18ft principal bedroom with ensuite shower room, two further double bedrooms, and a dressing room that could be used as a fourth bedroom.

Outside to the rear, the large decking area with undercover seating area, overlooks the mature, well established southerly aspect garden.

To the front of the property, there is a driveway and garage.

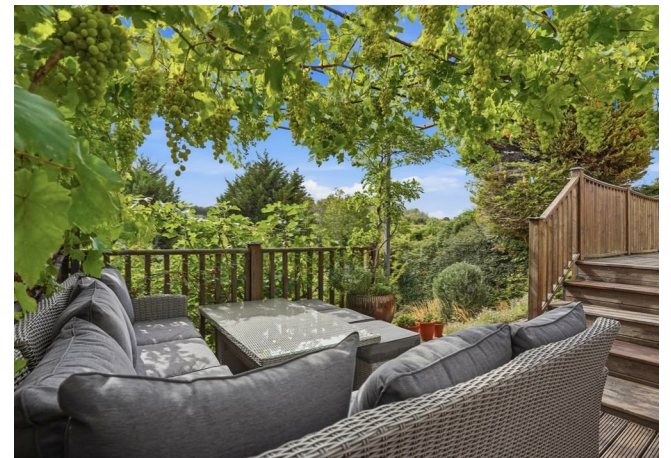
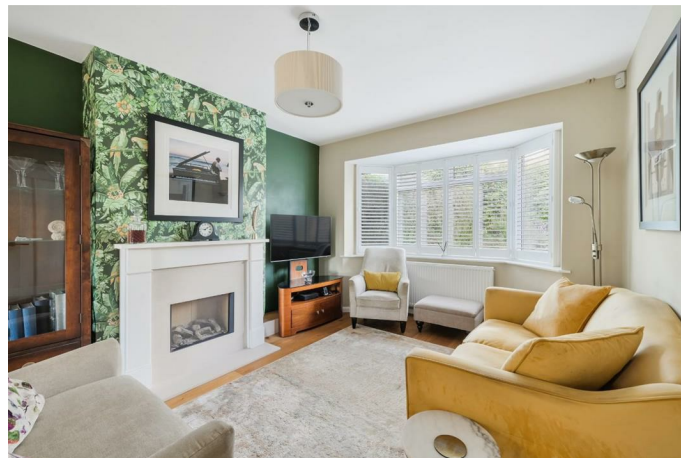
The Readens is a popular residential area surrounded by countryside yet occupying a convenient location just

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-E



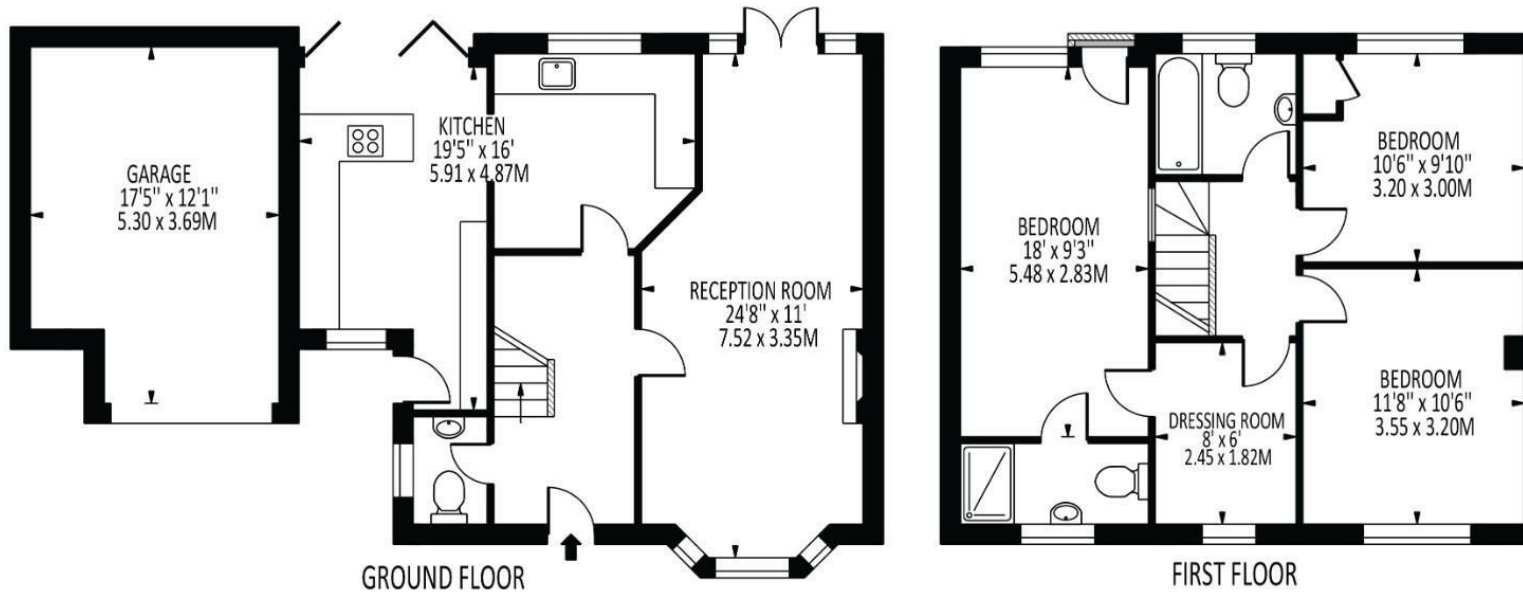


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Total Area: 1411 SQ FT • 131.09 SQ M
(Including Garage)
Garage Area : 198 SQ FT • 18.40 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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