



Fairlawn Grove, Banstead

The **PERSONAL** Agent

Asking Price £725,000

Freehold

- Detached bungalow
- 1160 sq ft in all
- Three bedrooms
- 25' sitting room
- Modern kitchen
- Two shower rooms
- Driveway parking
- Single garage
- South-facing 65' garden
- Backing farmland

This beautifully presented, extended detached bungalow has 1160sq ft of accommodation and is quietly-located backing onto farmland. Features include three bedrooms, driveway parking and a south-facing garden.

Much improved by the current owners, the property has an entrance hall, 25' x 17' (max) sitting room with garden views; kitchen with modern units and appliances; three bedrooms and two stylish shower rooms. Parking for several cars to the front



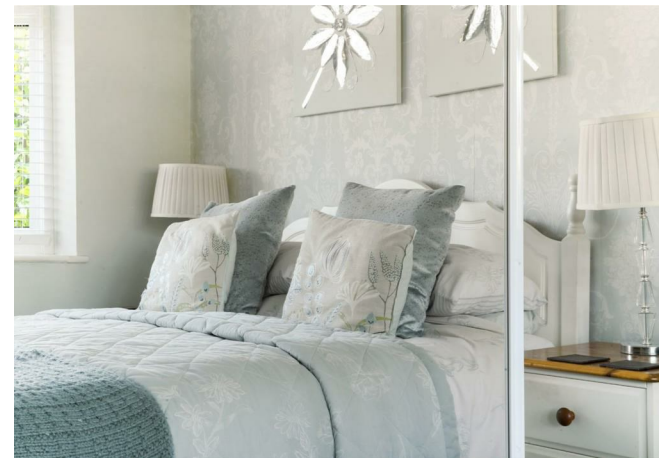
and driveway leading to the single garage. A decked area leads to the rear garden, which is southerly-facing and about 65' deep, backing farmland.

In a peaceful location, the property is a short drive from Banstead's excellent High Street, which includes a Waitrose Supermarket and the M&S Simply Food store. The village also has numerous high quality cafes and restaurants.

Nearby the open spaces of the Lavender Fields and Banstead Downs provide

beautiful walks and cycling routes and 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 1.5 miles 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 - E



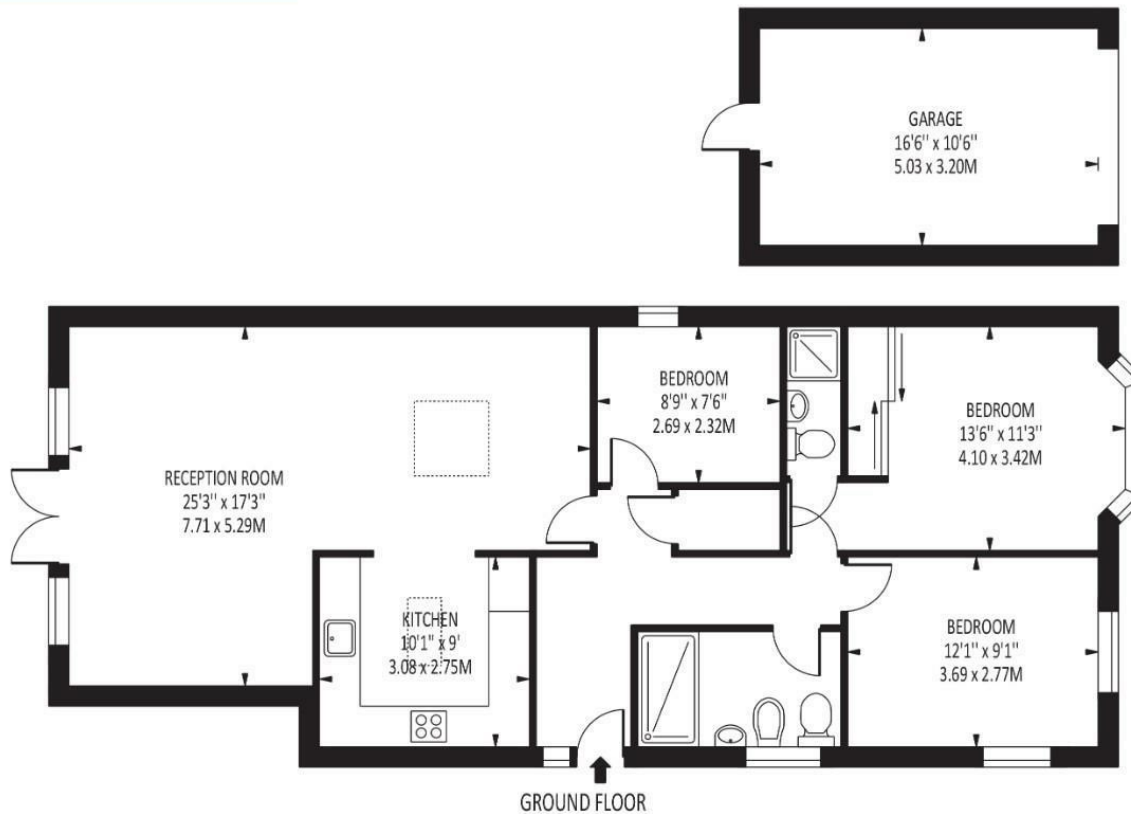


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Total Area: 1160 SQ FT • 107.77 SQ M
(Including Garage)
Garage Area: 173 SQ FT • 16.10 SQ M



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		
	69	86
England & Wales		
EU Directive 2002/91/EC		

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Agent

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