



Poplar Drive, Banstead

The **PERSONAL** Agent

Offers In Excess Of £675,000 Freehold

- 1180 sq ft property
- Extended link detached house
- Three bedrooms
- 24'6 x 11'8 Living/dining room
- 16' x 15'3 Extended kitchen/breakfast room
- Downstairs cloakroom
- Landscaped rear garden
- Brick block driveway for two cars
- Integral garage with electric door

This exquisite three bedroom link detached house offers a perfect blend of modern living and comfort. Spanning an impressive 1,180 square feet, the property has been refurbished to a high standard, ensuring a stylish and welcoming atmosphere throughout.

Upon entering, you will find a spacious reception room that serves as an ideal space for relaxation or entertaining guests. The heart of the home is undoubtedly the extended kitchen/breakfast room, which provides ample space for family meals and gatherings. This well-designed area is perfect for those who enjoy cooking and socialising in a bright and airy environment.

The property features three generously sized bedrooms, providing plenty of room for family or



guests. The well-appointed bathroom and convenient downstairs WC add to the practicality of the home, making it suitable for modern family living.

In addition there is an integral garage, complete with a remote control electric garage door, which offers both security and convenience.

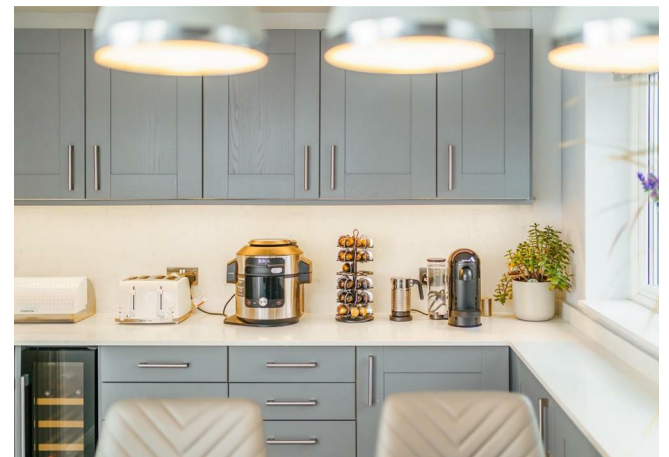
Location is key, and this property does not disappoint. Situated just a mere 10-minute walk, or 0.5 miles, from the local station and shops, residents will enjoy easy access to essential amenities and transport links.

Banstead is situated in between Epsom Downs, Chipstead and Kingswood. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

The area is ideally situated for transport links with excellent access to the M25, Epsom, Sutton, Redhill and Reigate. Local amenities include a large ASDA super-store as well as a useful local parade of shops in Nork Way. There are a variety of schools nearby, both state and private.

For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by.

Tenure - Freehold
Council tax band - F



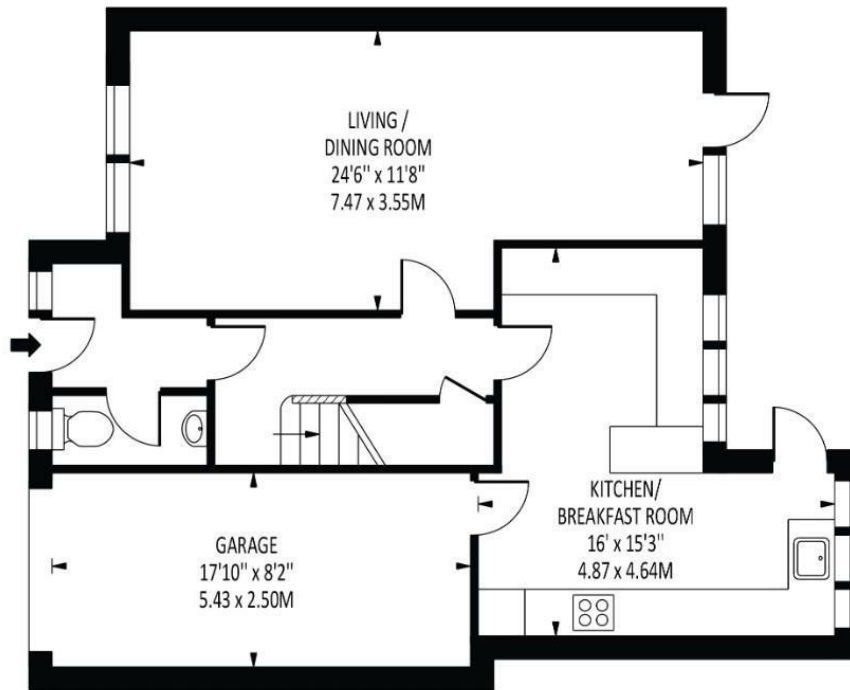


The **PERSONAL** Agent

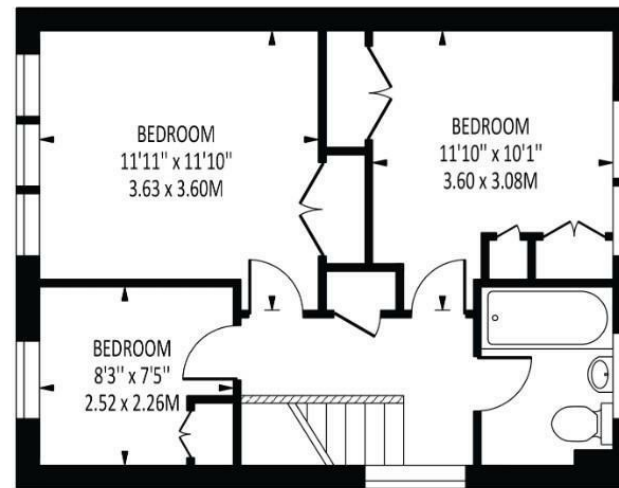


Poplar Drive

Total Area: 1180 SQ FT • 109.59 SQ M
(Including Garage)
Garage Area : 146 SQ FT • 13.58 SQ M



GROUND FLOOR



FIRST 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) A		85
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

