



Longcroft Avenue, Banstead

The **PERSONAL** Agent

Guide Price £1,325,000

Freehold

- 2636 sq ft detached property
- Four double bedrooms
- En-suite to primary bedroom
- 19'11 x 17' Separate Living room
- 16'11 x 11'11 Separate Dining room
- 21'2 x 13'5 Third reception room
- Backing on to open fields
- Walking distance of Banstead high street
- No onward chain



The Personal Agent are delighted to offer for sale this 2636 sq ft 1930's Four double bedroom detached house situated on a tree-lined road and within walking distance of Banstead High Street. Benefits include three well sized reception rooms and backing on to open fields. NO ONWARD CHAIN.

The property consists of a large Hallway, Downstairs cloakroom, 19'11 X 17' Living room, 16'11 x 11'11 Dining room, 21'2 x 13'5 Third reception room. Separate Kitchen. On the first floor, Four double bedrooms, Primary bedroom

with access to a full en suite bathroom and views over London. Main bathroom with an additional door to bedroom two. Outside there is a patio area to the rear with large lawn area backing onto open fields. Driveway to front with parking for two cars, plus garage.

The property is just a short walk from 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. Nearby the open spaces of 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- G



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Total Area: 2636 SQ FT • 244.85 SQ M
(Including Garage & Outbuilding)
Garage Area : 201 SQ FT • 18.69 SQ M
Outbuilding Area : 40 SQ FT • 3.75 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		
England & Wales	EU Directive 2002/91/EC	

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