

## 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





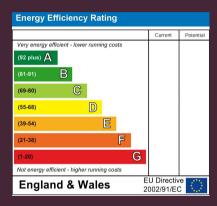












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The **PERSONAL** Agent