



The Laurels, Banstead

The **PERSONAL** Agent



# Offers In Excess Of £675,000 Freehold

- Four bedroom detached house
- No onward chain
- En-suite to primary bedroom
- Separate Lounge
- Separate Dining room
- Conservatory
- Banstead village 0.7 miles away
- Banstead station 1.2 miles away



The Personal Agent are delighted to offer for sale this four bedroom detached family home. The property has been maintained and improved by the current vendors and we recommend an internal viewing asap. The property is offered for sale with no onward chain.

When entering the property on the ground floor you have access to a kitchen/breakfast room, dining room, lounge and downstairs cloakroom. Off the

lounge there is access to the study area and conservatory. On the first floor you have four bedrooms and a main bathroom. The primary bedroom benefits from an en-suite shower room. Outside there is a garage and ample parking.

With easy access onto the A217 and M25 road links are easy offering easy access Gatwick and Heathrow airports, London or the cosmopolitan City of Brighton. Banstead and the surrounding area is

known for its excellent schooling, including Epsom College and Arberdour school as well as a number of highly regarded primary and secondary schools. Banstead's superb high street including Waitrose, Marks and Spencer food hall and several restaurant chains including Prezzo and Zizzis is close at hand with several country pubs within striking distance. It is also close to Epsom with its world famous race course and a number of golf clubs.









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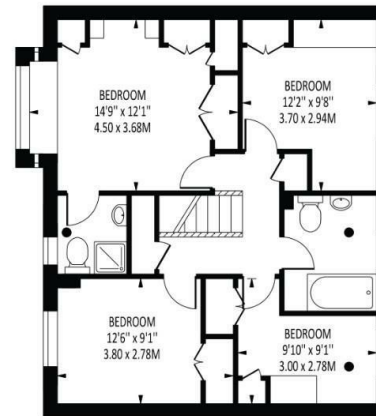
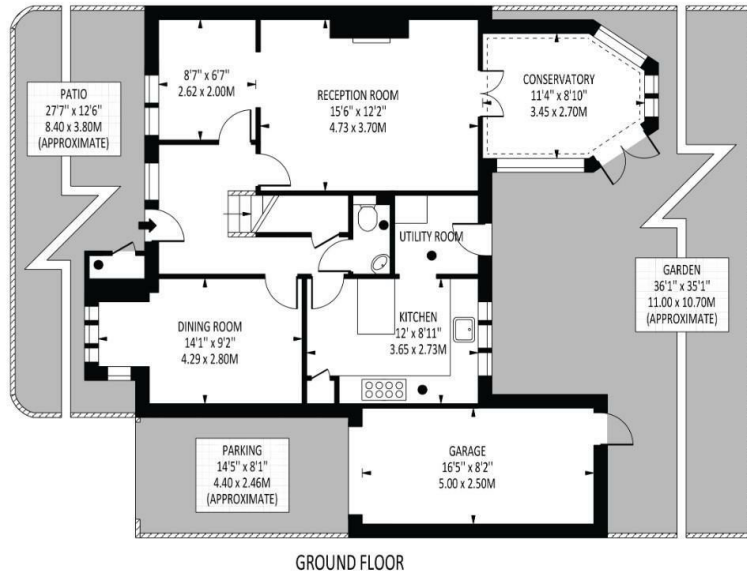


### The Laurels

Total Area: 1362 SQ FT • 126.54 SQ M

(Excluding Garage)

Garage Area: 135 SQ FT • 12.50 SQ M



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

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.

#### 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 333699

#### LETTINGS & MANAGEMENT

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



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
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