



Walnut Grove, Banstead

The PERSONAL Agent

# Offers In Excess Of £900,000 Freehold

- 1886 sq ft property
- Detached house
- Four bedrooms
- 20'1 X 11'11 Living room
- 16'2 x 7'4 Reception room two
- 27'1 x 18'10 Kitchen/Dining room
- 10'5 x 10'4 Utility room
- Ensuite shower room to primary bedroom
- Driveway for ample parking
- No onward chain

An impressive four-bedroom detached house offers a perfect blend of comfort and convenience. Spanning an expansive 1,858 square feet, the property features two spacious reception rooms, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the generous kitchen and dining area, measuring an impressive 27'1 x 18'10, which is complemented by a separate utility room of 10'5 x 10'4, providing ample space for all your household needs.

The location is particularly appealing, being just a short stroll from the highly regarded Warren Mead Primary School, making it an excellent choice for families. For those commuting, Banstead railway station is conveniently close, offering direct services to Victoria, while the M25 is easily accessible for longer



journeys.

For outdoor enthusiasts, the property is ideally situated near Epsom Downs, renowned for its stunning views and open spaces, as well as the expansive Nork Park, perfect for leisurely walks and recreational activities. This delightful home not only provides a peaceful retreat but also offers easy access to local amenities and transport links, making it a superb choice for modern living. Don't miss the opportunity to make this charming property your own.

The property comprises of a hallway, 20'1 x 11'11 reception room, 16'2 x 7'4 reception room two, 27'1 x 18'10 kitchen/dining room, separate utility room and downstairs cloakroom.

On the first floor there are four bedrooms with the

primary having an ensuite shower room.

Outside to the rear garden there is a patio with a lawn area, there's also an outside 15'4 x 7'7 bar. To the front there is ample parking.

The practicality of the location continues with a selection of local shops at the end of nearby Nork Way or if you are wanting more variety, the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants, is just a couple of miles away, along with Banstead village being around a mile away.

Tenure - Freehold  
Council tax band - G

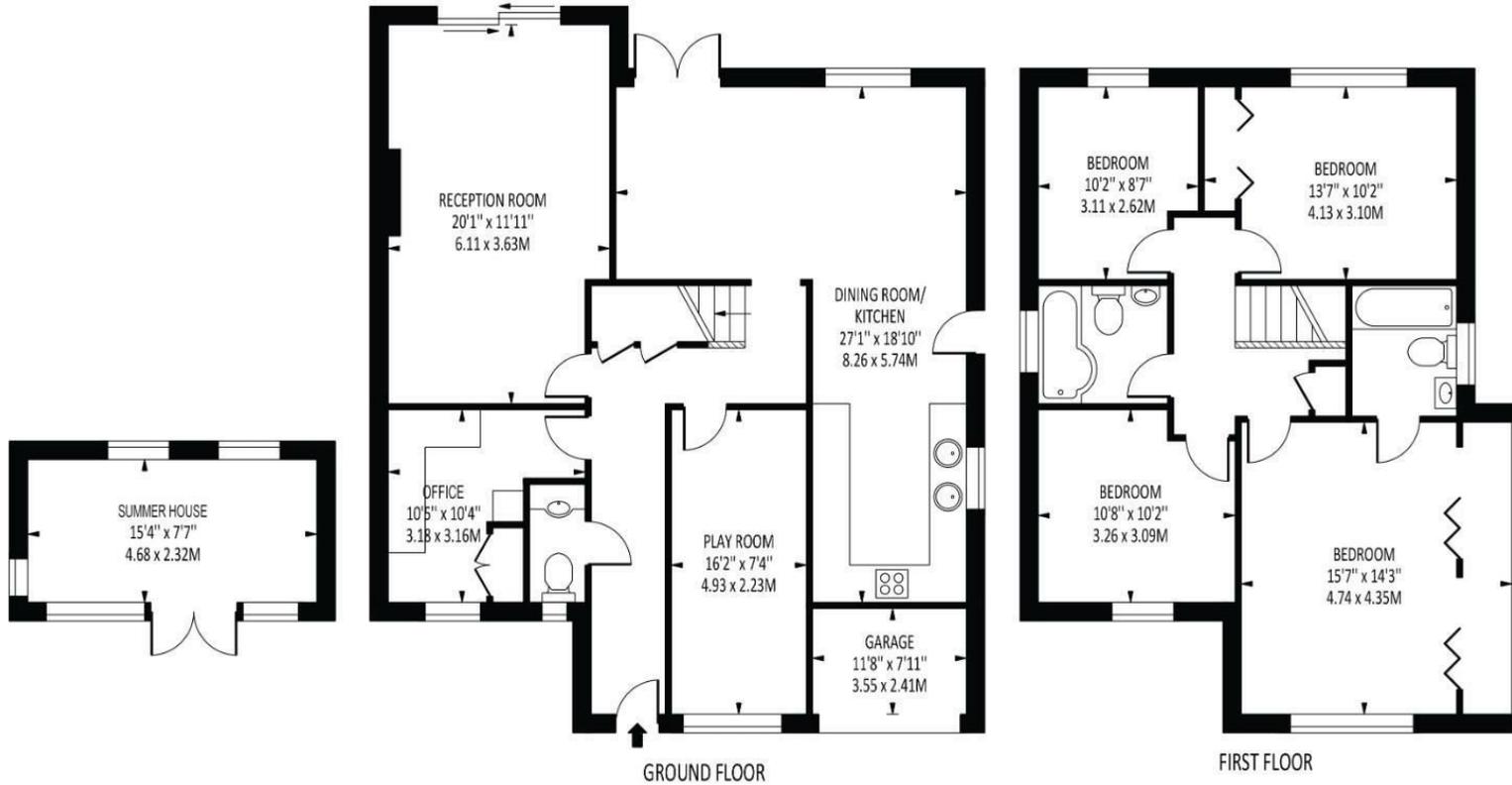




The **PERSONAL** Agent

### Walnut Grove

Total Area: 1858 SQ FT • 172.62 SQ M  
 (Including Garage & Bar)  
 Garage Area : 65 SQ FT • 6.00 SQ M  
 Bar Area : 117 SQ FT • 10.86 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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 333 699

**TADWORTH & KINGSWOOD OFFICE**

Station Approach Road  
 Tadworth, Surrey, KT20 5AG  
 01372 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.

