



Yewlands Close, Banstead

The **PERSONAL** Agent



# Guide Price £700,000

## Freehold

- 977 sq ft property
- Semi detached house
- Three bedrooms
- 18'8 x 14'2 Living / Dining room
- 11'10 x 11'2 Kitchen
- Downstairs cloakroom
- Shower room
- Driveway for ample parking
- Walking distance of Banstead village

The Personal Agent are delighted to offer for sale this 977 sq ft three bedroom semi detached house situated within walking distance of Banstead village. The property benefits from a 18'9 x 14'2 living/dining room and a 11'10 x 11'2 kitchen.

Banstead village is a short walk away and offers an array of shops and restaurants. For the golf enthusiasts, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by.



The property comprises of a porch leading to a hallway, from there you have access to a downstairs cloakroom, kitchen and living/dining room with access to the rear garden from both rooms.

On the first floor there are three bedrooms and a shower room.

Outside to the rear there is a patio with the rest laid to lawn. Driveway to the front for ample parking.

Horse Riding schools and stabling can be

found in Kingswood, Chipstead, Tadworth and Walton on the Hill. 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.

Tenure - Freehold  
Council tax band - E



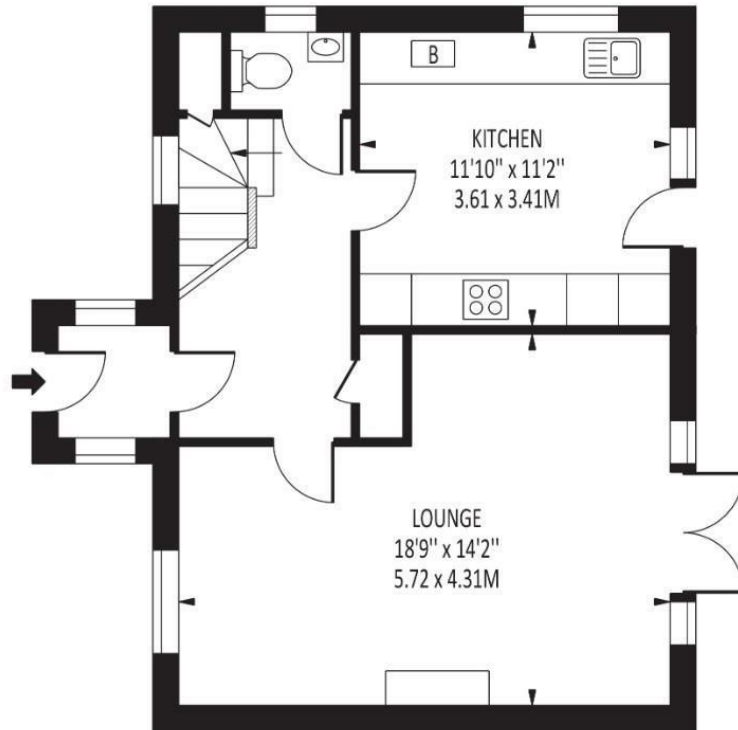




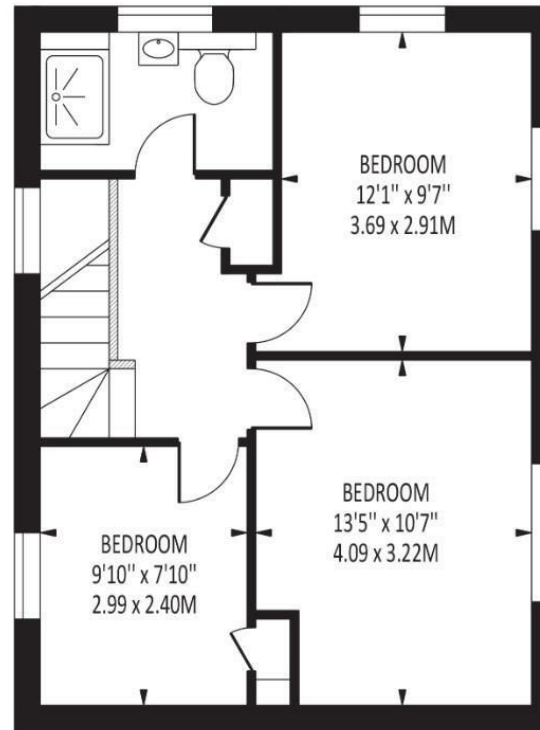
The **PERSONAL** Agent

## Yewlands Close Banstead

Total Area: 977 SQ FT • 90.77 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) <b>A</b>		<b>82</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		
		68
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 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

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



**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.



