



Walnut Grove, Banstead

The **PERSONAL** Agent

Offers In Excess Of £930,000 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

The Personal Agent are delighted to offer for sale this 1886 sq ft four bedroom detached property, situated in a quiet location. The property benefits from two reception rooms, a 27'1 x 18'10 kitchen/dining room and a separate 10'5 x 10'4 utility room.

Walnut Grove is a very popular cul-de-sac that is just a short walk from Warren Mead primary school and in close proximity of Banstead railway station (services to Victoria).

If you are travelling further afield the M25 is just a



short drive away. If you are looking to enjoy outside space then Epsom Downs itself is just around the corner as are the wide open spaces of Nork Park.

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

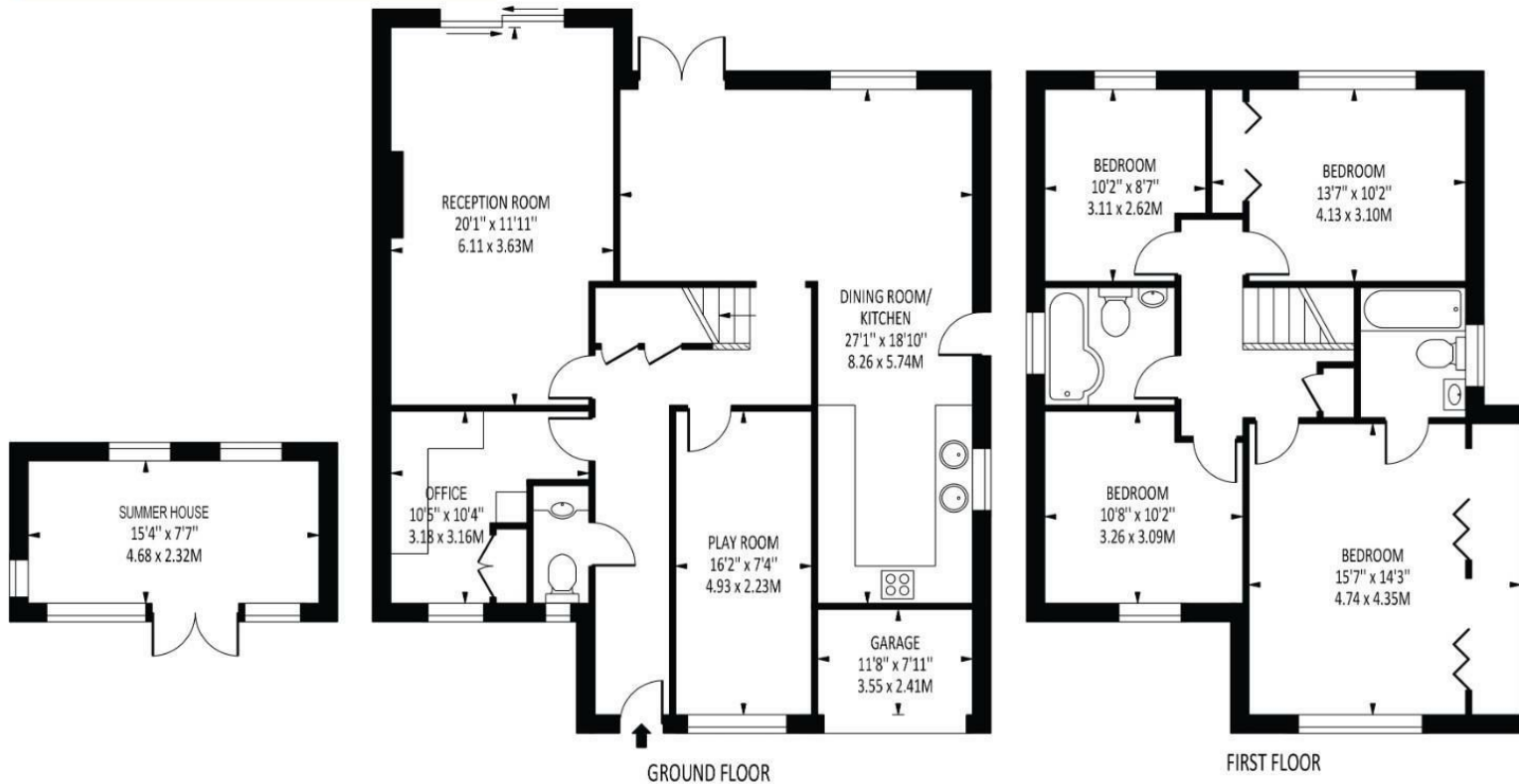




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Total Area: 1858 SQ FT • 172.62 SQ M
(Including Garage & Bar)
Garage Area : 65 SQ FT • 6.00 SQ M
Bar Area : 117 SQ FT • 10.86 SQ M



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		
	63	78
England & Wales		
EU Directive 2002/91/EC		

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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.

