



North Acre, Banstead

The **PERSONAL** Agent



# Guide Price £700,000

## Freehold

- 1462 sq ft Property
- Detached House
- Separate Kitchen 13'1 x 9'9
- Reception room 18'6 x 21'5
- Four bedrooms
- Cul-de-sac location
- Walking distance of Banstead village
- Vendor suited

The Personal Agent are delighted to offer for sale this 1462 sq ft four bedroom detached property situated within walking distance of Banstead High Street.

The property benefits from a 18'6 x 21'5 reception room and a separate 13'1 x 9'9 kitchen.

This quiet and much requested cul de sac enjoys a fantastic position and is within walking distance of Banstead's 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.



The property comprises of a hallway, downstairs cloakroom, separate Kitchen ( 13'1 x 9'9 ) and living/dining room ( 18'6 x 21'5 ).

On the first floor the accommodation provides four bedrooms and a main bathroom.

Outside the property has a patio area and is laid to lawn. The house also benefits to the front a driveway for one car and access to the garage.

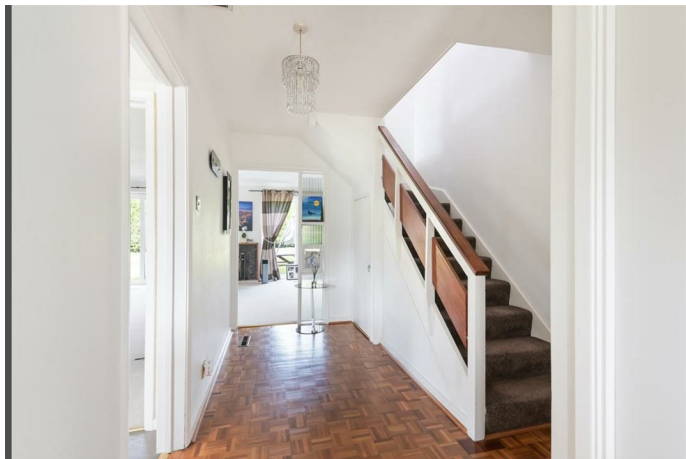
Nearby the open spaces of Banstead Downs provide beautiful walks and cycling routes, Oaks Park and Epsom Downs are also easily reached.

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 0.7 of a Mile away.

In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.

Tenure - Freehold  
Council tax band - F







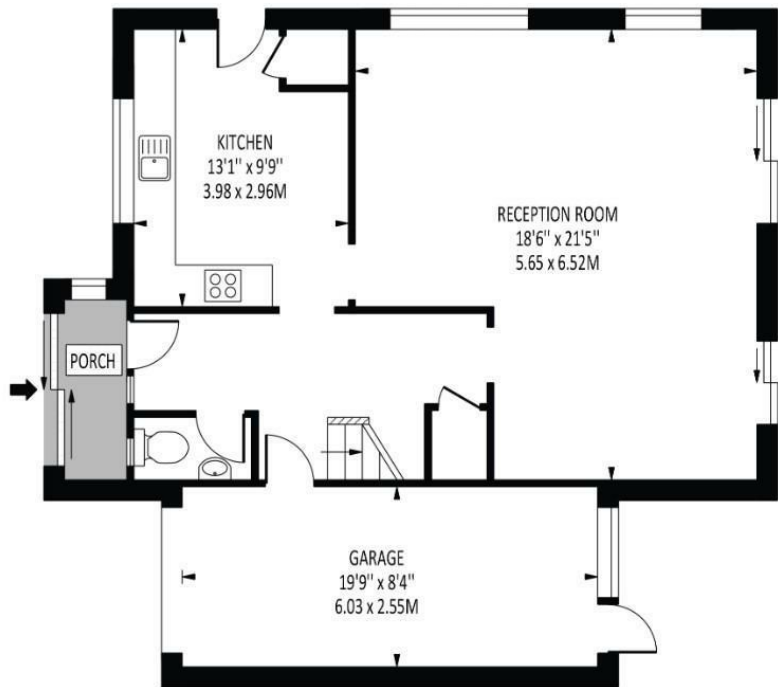


The **PERSONAL** Agent

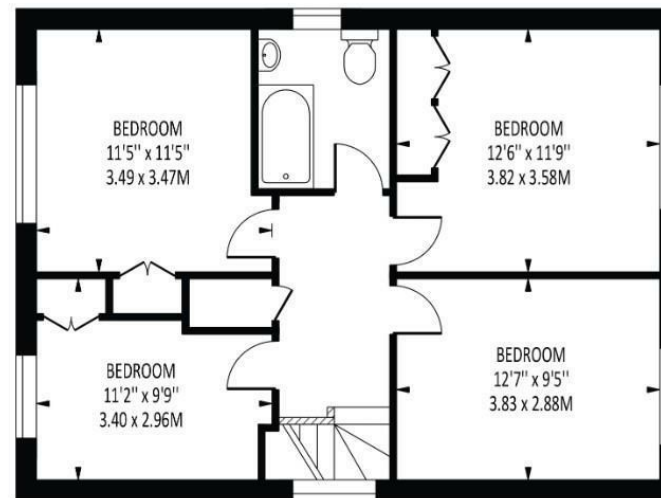


## North Acre

Total Area: 1462 SQ FT • 135.80 SQ M  
(Including Garage)  
Garage Area : 166 SQ FT • 15.38 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.

### 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.



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		
	68	83
England & Wales		
	EU Directive 2002/91/EC	

**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.



