



The Readens, Banstead

The **PERSONAL** Agent



# Asking Price £650,000

## Freehold

- 1216 sq ft extended property
- Semi detached house
- Four bedrooms
- Three reception rooms
- Separate kitchen
- Space for en-suite to primary bedroom
- South facing rear garden
- Detached garage (14'8 x 7'10 )



The Personal Agent are delighted to offer for sale this 1216 sq ft four bedroom extended semi detached house situated in a quiet cul-de-sac location. The property benefits from three reception rooms and a south facing rear garden.

The property comprises of a hallway, 16'9 x 10'11 Living room, 7'5 x 7'1 snug and 19'5 x 8' Dining room with french doors to the decked area. Plus a separate kitchen with access to the dining room. On the first floor there are three double bedrooms and one single bedroom. The primary bedroom benefits from space for an en-suite. The main bathroom completes the accommodation.

Outside there is a south facing rear garden with a raised decked area over looking fields. A driveway to the front for ample parking in front of the detached garage.

The Readens is a popular residential area surrounded by countryside yet occupying a convenient location just a short drive from Banstead and Coulsdon with their wide range of shopping facilities, supermarkets, restaurants and café although there is a convenience store and a pub within walking distance.

Both Woodmasnerne and Chipstead stations are

within close proximity and provide services to London (London Bridge from 39 and 42 minutes and Victoria from 44 and 47 minutes respectively) together with bus routes serving the local area. Woodmansterne Primary School is within a mile away and Banstead Woods can also be found close by.

Tax Band E  
Freehold









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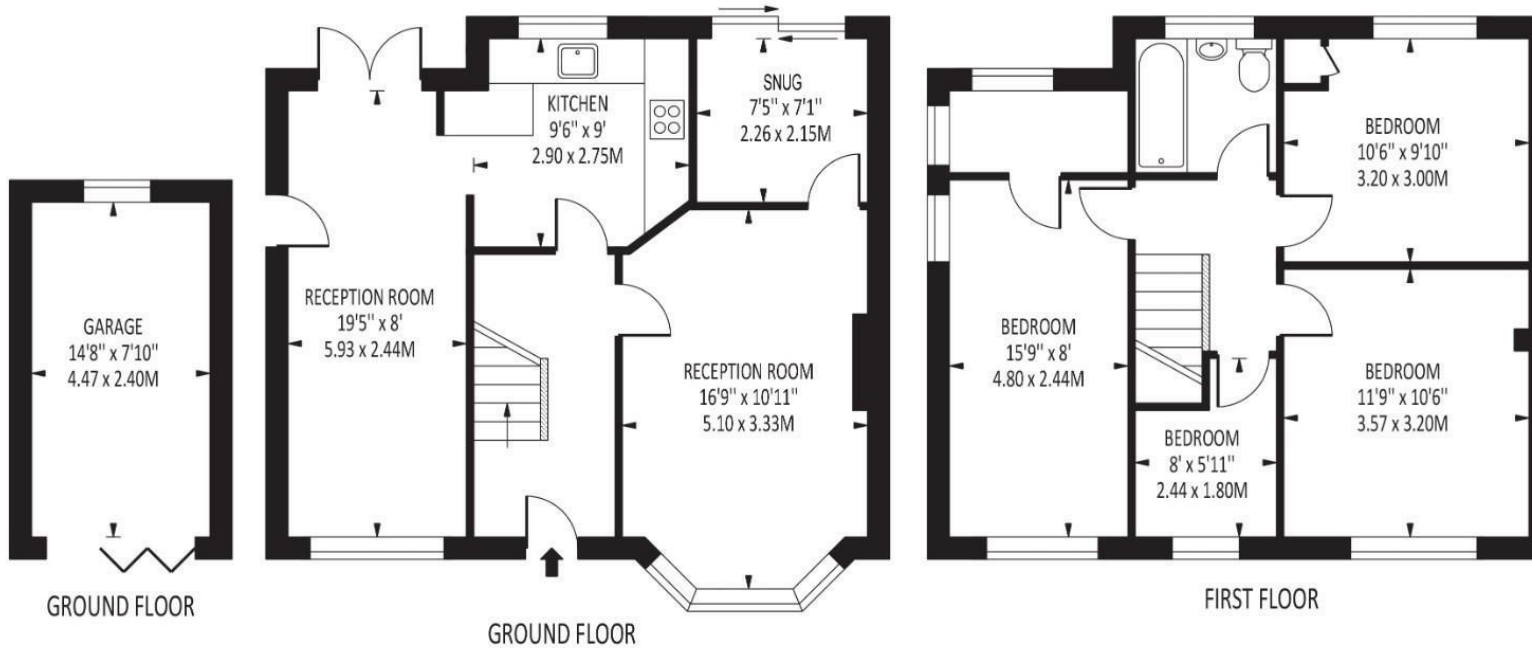


## The Readens

Total Area: 1216 SQ FT • 113.01 SQ M

(Including Garage)

Garage Area : 115 SQ FT • 10.73 SQ M



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	

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.

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