



Walnut Grove, Banstead

The **PERSONAL** Agent

Offers In Excess Of £1,100,000 Freehold

- Five bedroom detached home
- Cul-de-sac location
- Excellent school catchment
- South facing garden
- 2310 square ft
- Detached double garage
- Two en-suites
- Downstairs w/c
- Close to local amenities
- Walk to Banstead station



The Personal Agent are delighted to present a fantastic opportunity to acquire this stunning five bedroom detached family home, located in a popular cul-de-sac within the village of Nork, located nearby to Banstead station, local shops and schooling.

This wonderful home offers well proportioned and spacious rooms throughout. From the entrance hallway there is the first of three reception rooms to the front of the home, a downstairs w/c, as well as the office area. To the rear of the property there is the kitchen / breakfast room, with it's own utility room, the main lounge over-looking the garden, and finally the private dining room.

Upstairs there are four double bedrooms, which include an en-suite to the master bedroom and bedroom two, as well as a fifth smaller bedroom currently used as a dressing room.

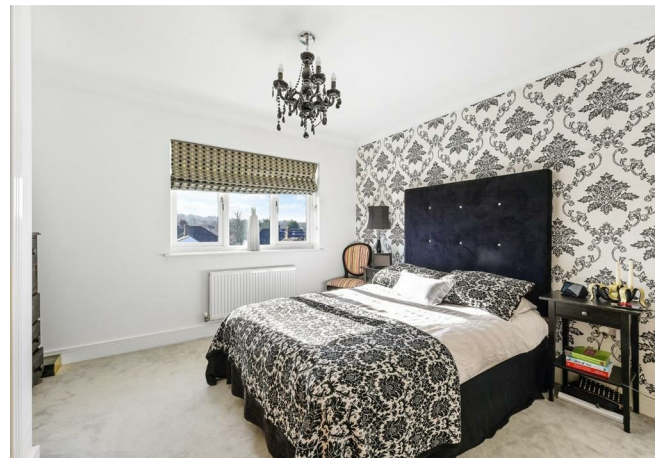
Outside there is a large south facing garden with a beautiful patio area which is spoilt with sunlight. To the front of the property there is a detached double garage and driveway for numerous cars.

Walnut Grove is a very popular cul-de-sac that is just a short walk from Warren Mead primary school and close proximity of Banstead railway station which is just a short distance away. 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 practicality of the location continues with a number of local convenience stores 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.

Freehold





WALNUT GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2310 SQ FT - 214.57 SQ M
 (INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 104 SQ FT - 9.64 SQ M
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 264 SQ FT - 24.48 SQ M



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 THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

