



Garrard Road, Banstead

The **PERSONAL** Agent



# Offers In Excess Of £1,000,000 Freehold

- 1630 sq ft property
- Detached House
- Four bedrooms
- Two reception rooms
- Kitchen overlooking rear garden
- Utility/shower room
- 130 Ft rear garden
- Driveway for two cars
- Walking distance of Banstead village
- Vendor suited

The Personal Agent are delighted to offer for sale this 1630 sq ft four bedroom detached house, situated within walking distance of Banstead village. The property benefits from two reception rooms and a 130 ft rear garden. Lots of potential to extend to the rear (s.t.p.p).

The property comprises of a hallway, two reception rooms currently used as a living room and formal dining room, Kitchen overlooking the rear garden, Utility / shower room with side access and access



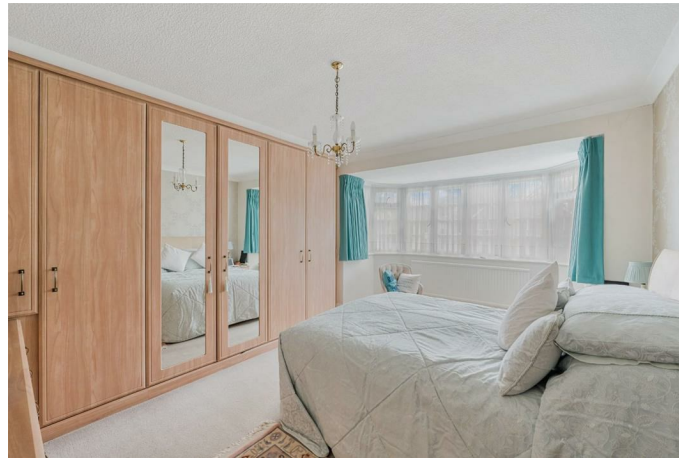
to the garage. On the first floor, four bedrooms and a separate wc and main bathroom. Outside there is a 130 ft rear garden with a patio area. Driveway to the front for two cars.

Garrard Road is a most sought after and rarely available roads, being conveniently situated for Banstead village, which has comprehensive local shopping, including Waitrose and Marks & Spencer, various cafes, restaurants and other amenities. There is a choice of well regarded schools, both private and state. The property is also

within a few minutes' walk of a local park.

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. Early viewing is strongly advised, Sole agent. Freehold







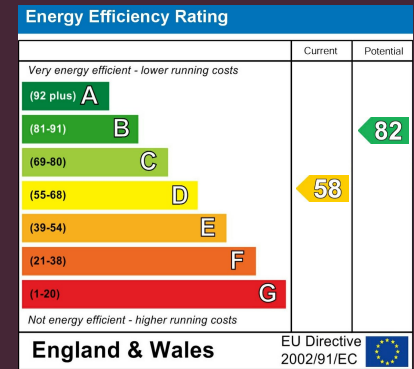
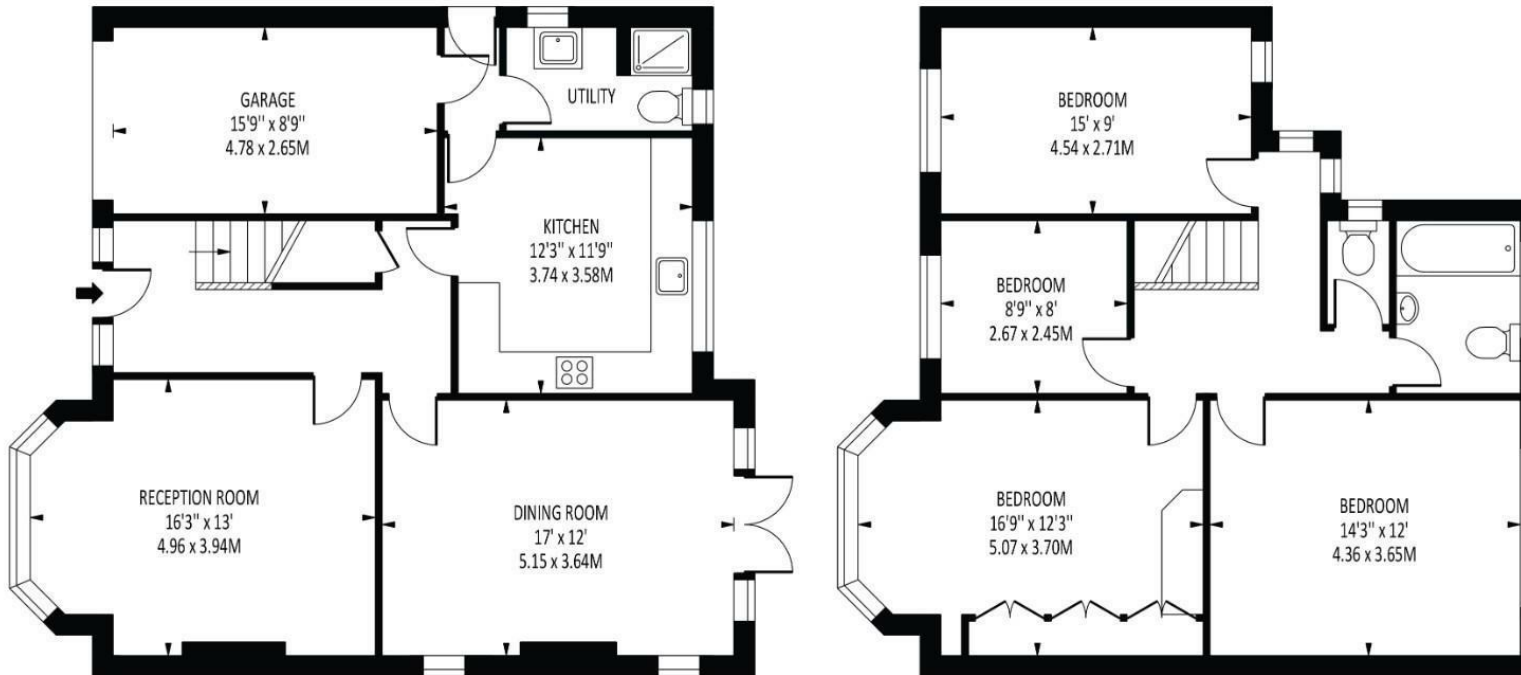


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## Garrard Road

Total Area: 1630 SQ FT • 151.40 SQ M  
(Including Garage)  
Garage Area : 136 SQ FT • 12.67 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.  
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**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.



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