



The Readens, Banstead

The **PERSONAL** Agent

# Offers In Excess Of £625,000 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 )

Set within the tranquil cul-de-sac of The Readens, Banstead, this charming extended semi-detached house offers a delightful blend of space and comfort. The property spans an impressive 1,259 square feet and features four well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by a welcoming atmosphere, enhanced by the presence of two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed to cater to modern living, ensuring that every corner of the home is both functional and appealing.

The heart of the home is undoubtedly the south-facing rear garden, which bathes in sunlight throughout the day. This outdoor space is perfect for enjoying summer barbecues, gardening, or simply unwinding in a peaceful setting.

With one bathroom and the potential for further enhancements, this property presents an excellent opportunity for those looking



to personalise their living space. The combination of a quiet location and generous living areas makes this house a rare find in the market.

The Personal Agent is proud to present this property, which is not only a house but a place where memories can be made. Whether you are a growing family or seeking a serene retreat, this home in Banstead is sure to meet your needs. Do not miss the chance to make this lovely property your own.

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 Woodmasnterne 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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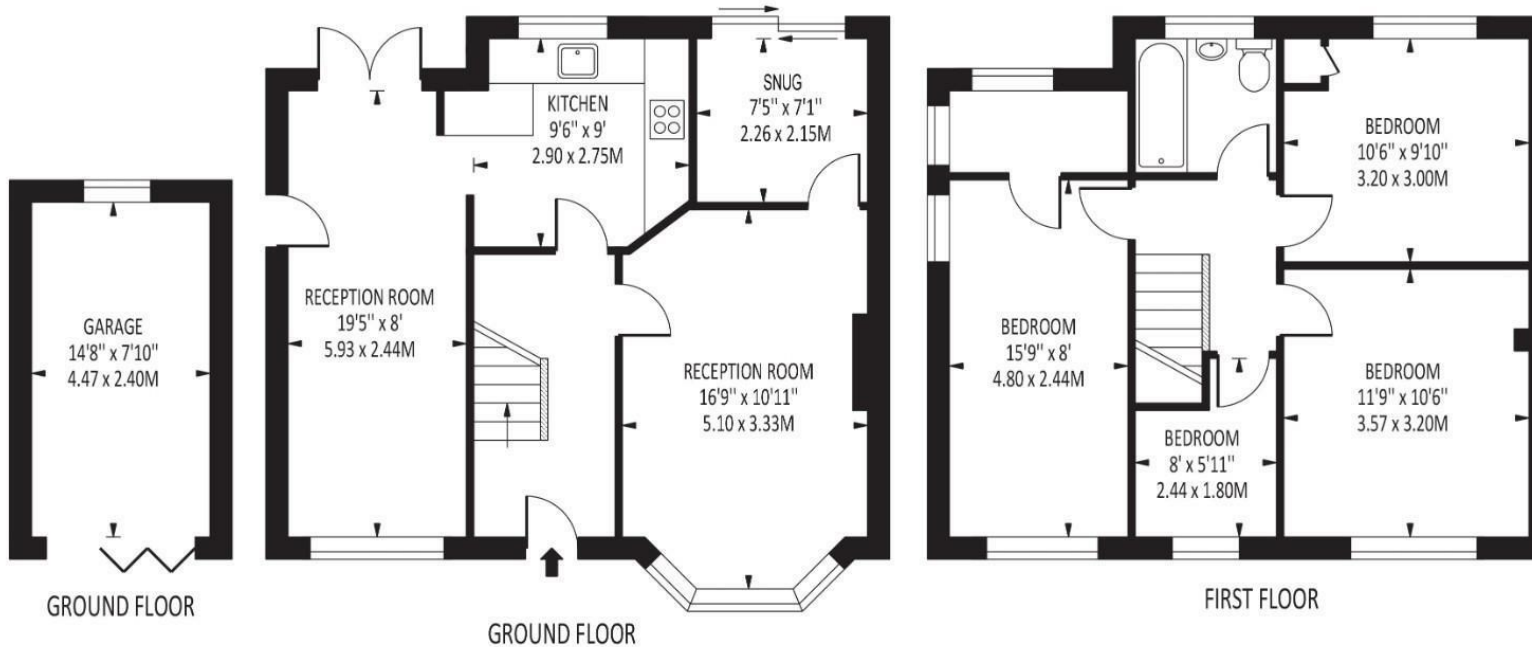


## The Readens

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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**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.

