



Kingscroft Road, Banstead

The **PERSONAL** Agent

Price Guide £540,000

Freehold

- Semi-Detached Home
- Three Bedrooms
- Downstairs W/C
- 154ft Garden
- Stables & Outhouses
- Gated Driveway
- Cul De Sac Location



The Personal Agent are proud to present this well presented three bedroom home with the amazing bonus of stables and outhouses in the garden!

Positioned within easy reach of Banstead Village, Coulsdon and Chipstead station, as well being close to excellent schools, this property offers spacious accommodation and a larger than average south easterly facing rear garden.

Although set in a secluded road, the home offers the perfect balance of a countryside feel, yet being conveniently positioned close to local shops and amenities.

The property comprises an entrance porch leading into the entrance lobby with stairs to the first floor and a door to the front aspect living room with access to the understairs storage and a brick built feature fireplace with a door to the

kitchen/dining room with a range of eye and base level units, space for a Range cooker with overhead extractor and space for other utilities, breakfast/dining bar with a door to a lobby area with access to the downstairs W/C and a door to the garden.

On the first floor there are three bedrooms and a family bathroom.

Outside to the front there is a double gated driveway with ample off street parking space, the driveway leads to gates which open up to the 154ft rear garden, there is a hard standing area to the rear of the property, ideal for outside dining with gates leading to a pathway which leads to an area offering stables and two large outbuildings which, there is also a gated grass area.

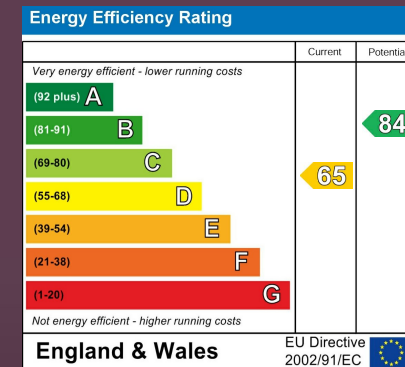
Woodmansterne is a popular residential area surrounded by countryside yet occupying a convenient location just a short

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 Woodmansterne 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.







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 333699

LETTINGS & MANAGEMENT
163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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.

