



Woodmansterne Lane, Banstead

The **PERSONAL** Agent

Guide Price £495,000

Leasehold

- 1508 sq ft Townhouse
- Four bedrooms
- Two shower rooms
- 10'4 x 7'5 Kitchen
- 13'7 x 8'1 Dining room
- 16 x 12'8 Living room
- Downstairs cloakroom
- First floor Balcony
- Walking distance of Banstead village
- No onward chain

The Personal Agent are delighted to offer for sale this 1508 sq ft four bedroom townhouse situated within walking distance of Banstead village and offered with no onward chain. Benefits include two shower rooms, downstairs cloakroom and a garage.

Banstead village is a short walk away and offers an array of shops and restaurants.

For the golf enthusiasts, there are four world-renowned golf clubs, Kingswood



Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by.

The property comprises of a hallway, downstairs cloakroom, bedroom four and a dining room. On the first floor there is bedroom two and the main reception room, along with a shower room. On the second floor there are two bedrooms, a shower room and separate wc. Outside there is a garage en bloc.

Horse Riding schools and stabling can be

found in Kingswood, Chipstead, Tadworth and Walton on the Hill. Banstead is situated in between Epsom Downs, Chipstead and Kingswood. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

Tenure - Freehold
Council tax band - E

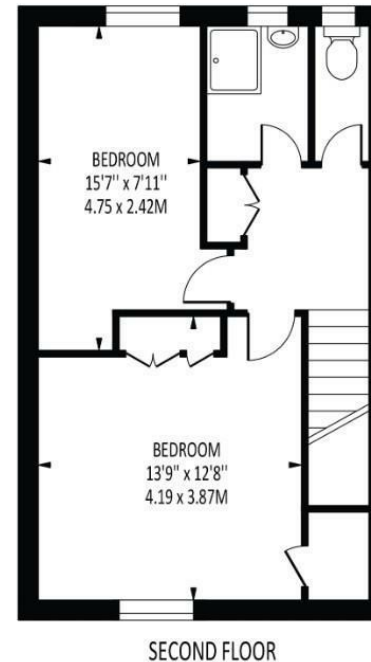
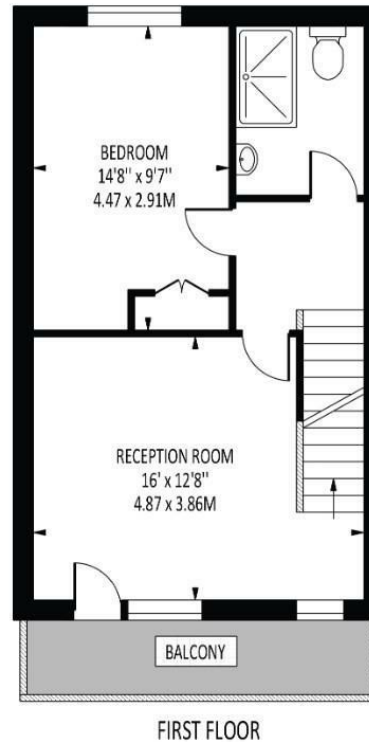
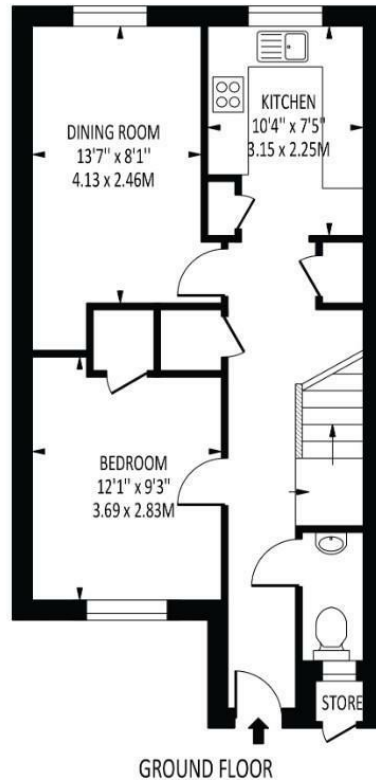
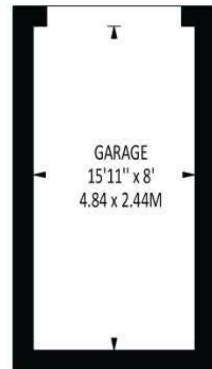




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Well House

Total Area: 1508 SQ FT • 140.10 SQ M
(Including Garage & Store)
Garage Area : 127 SQ FT • 11.81 SQ M
Store Area : 5 SQ FT • 0.42 SQ M



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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.

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		
	50	74
England & Wales		
EU Directive 2002/91/EC		

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Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
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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

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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.

