



Lakers Rise, Banstead

The **PERSONAL** Agent

Asking Price £475,000

Freehold

- 815 sq ft property
- Mid terrace house
- Three bedrooms
- 15'9 x 9'6 Kitchen / Breakfast room
- 15'9 x 10'6 Living / Dining room
- Immaculate condition throughout
- Low maintenance garden
- Vendor suited



The Personal Agent are delighted to offer for sale this 815 sq ft three bedroom mid terrace property situated in Banstead.

The property has been refurbished to a high standard by the current owners and benefits from a 15'9 x 10'6 lounge and a 15'9 x 9'6 kitchen / dining room.

Lakers rise is a popular, residential road, surrounded by countryside with Banstead Woods within walking distance. It occupies a convenient location for the nearby villages of Banstead and Coulsdon which offer their wide range of

shopping facilities, supermarkets, restaurants and cafes.

The property comprises of a hallway, downstairs cloakroom, 15'9 x 9'6 Kitchen/breakfast room, 15'9 x 10'6 lounge/diner.

On the first floor are three bedrooms and a main bathroom.

Outside of the property there is a low maintenance rear garden.

Close to the property is the Chipstead Parade shops which include a convenience store/

newsagents, butchers, cafe and wine bar.

There is an excellent choice of schooling both state and independent.

Rail services are at Chipstead, Woodmansterne and Banstead and within minutes is the M25/M23 intersection providing access to both Gatwick Airport.

There are also many acres of open green belt countryside surrounding the property to enjoy.

Tenure - Freehold

Council tax band - D



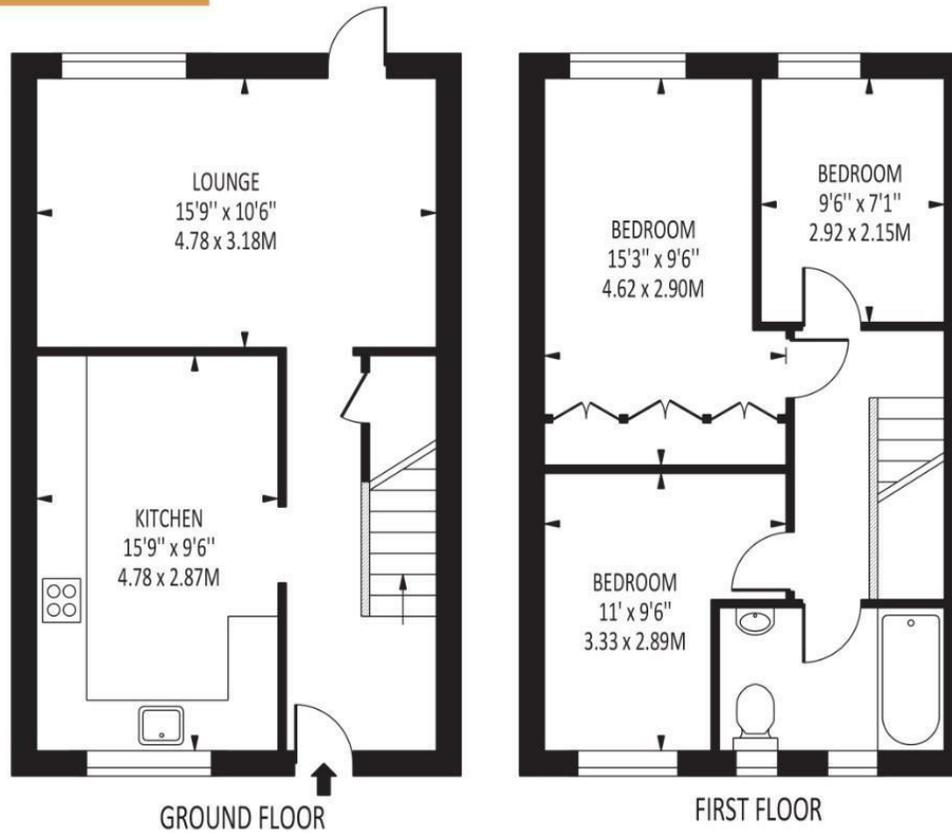


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Total Area: 815 SQ FT • 75.68 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	75	
(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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