

Guide Price £700,000

Freehold

- 977 sq ft property
- Semi detached house
- Three bedrooms
- 18'8 x 14'2 Living / Dining room
- 11'10 x 11'2 Kitchen
- Downstairs cloakroom
- Shower room
- Driveway for ample parking
- Walking distance of Banstead village
- No Chain

The Personal Agent are delighted to offer for sale this 977 sq ft three bedroom semi detached house situated within walking distance of Banstead village. The property benefits from a 18'9 x 14'2 living/dining room and a 11'10 x 11'2 kitchen.

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 porch leading to a hallway, from there you have access to a downstairs cloakroom, kitchen and living/dining room with access to the rear garden from both rooms.

On the first floor there are three bedrooms and a shower room.

Outside to the rear there is a patio with the rest laid to lawn. Driveway to the front for ample parking.

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

















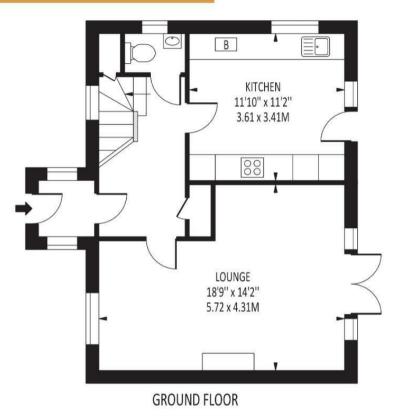


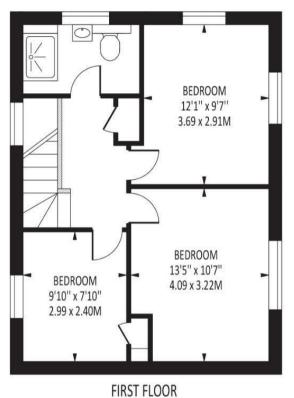


The PERSONAL Agent

Yewlands Close Banstead

Total Area: 977 SQ FT • 90.77 SQ M





Energy Efficiency Rating

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

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.

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

PERSONAL Agent

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









