



Hillside, Banstead

The **PERSONAL** Agent

# £600,000

## Freehold

- 1484 sq ft semi detached property
- Three bedrooms
- L shaped lounge/dining room
- Utility room
- Downstairs shower room & upstairs bathroom
- Conservatory
- Attached double garage ( 17'5 x 16'11 )
- Potential to extend to side above garage ( stpp )

The Personal Agent are delighted to offer for sale this 1484 sq ft three bedroom semi detached property. The property benefits from flexible accommodation which includes a L-shape lounge/diner, conservatory and attached double garage. There is also a utility room and downstairs shower room.

Entering the property into the hallway, you have access to the kitchen and lounge/diner as well as stairs to the first floor. The kitchen overlooks the rear garden and leads through to the utility room and downstairs shower room. There is also a door to the double garage. The L shaped living /



dining room leads through to the conservatory.

On the first floor there are three bedrooms, two of which are doubles and one single. The main bathroom completes the accommodation. Outside there is a large gravelled driveway for ample parking. The rear garden faces East and is tiered with a decked area and garden shed.

Situated between Banstead and Epsom Downs and is a popular residential area ideally situated for cycling, walking and rambling. Sports are well catered for with several renowned golf courses within the vicinity as well as the modern Tadworth

leisure centre.

Transport links are excellent with easy access to the M25 and the A217 providing road links both in and out of London. A large ASDA is close by as well as a local parade of shops., Epsom Town Centre with its comprehensive range of shops and Railway station is about 4 miles away.

Tenure - Freehold  
Council tax band - D







Hillside, Banstead  
Total Area: 137.8 m<sup>2</sup> ... 1484 ft<sup>2</sup>  
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 52      | 74                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

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