



Banstead Road, Epsom

The **PERSONAL** Agent

£1,050,000

Freehold

- Stunning character home
- Offering 2357 sq ft of space
- Five generous bedrooms
- Three reception rooms
- Kitchen/dining/family room
- Laundry room & d/s cloakroom
- Jack & Jill bathroom & further bathroom
- Ample driveway & detached double garage
- Large secluded rear garden
- Moments from Priest Hill nature reserve



Offering 2357 sq ft of flexible accommodation and enjoying a truly fantastic position opposite the Priest Hill Nature Reserve, this spacious and attractive character home is just a short distance away from Ewell East station as well as Banstead Village, Cheam Village, the market town of Epsom and the historic Ewell Village too.

The charm, position and characterful features including high ceilings present the ultimate first impression, with the property enjoying a great amount of natural light throughout, and the perfect opportunity to create your dream family home set within this fantastic location.

The position within Banstead Road is truly enviable, with the property itself enjoys a welcoming and homely feel the moment you step into the entrance hall. Coupled with the generous space it provides and the numerous stand out features that genuinely deliver that wow factor, finding a more impressive home within this location will be a very difficult task indeed.

To say that this property offers genuine flexibility of space is an understatement, with its three generous reception rooms, impressive kitchen/dining/family room and laundry room incorporating a cloakroom, the ground floor really delivers.

On the first floor is the principal bedroom that links to a generous Jack and Jill bathroom and the fifth bedroom which could also be utilised as a dressing room. There is a generous guest bedroom on this floor too and the family bathroom. On the top floor there are two further large double bedrooms that enjoy pleasant elevated views of the surrounding area.

The secluded rear garden enjoys genuine privacy with mature borders, large lawned areas and three paved patio areas that are positioned to catch sun throughout the day. There is access to the front of the property via a side gate and a generous driveway to the front, with the detached double garage set to the rear of the plot which can be accessed via a private driveway.

From a practical point of view, the location of this home is great. Ewell East railway station is just 0.6 of a mile away which is generally a 11 minute walk and provides regular links to London Victoria & London Bridge. There are also excellent schooling options locally, both in the state and public sectors, although one of the stand out features of this home is its immediate surroundings and the open green spaces it enjoys.

Priest Hill Nature Reserve is a wonderful open space that is just across the road and is managed by The Surrey Wildlife Trust and there are also open fields behind the property too which link to the periphery of Cuddington & Banstead Downs golf courses with pleasant woodland walks.

Viewing is strongly advised by vendors sole agent.

Tenure - Freehold
Council tax band - F







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E		32	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



A white vanity unit with a large mirror on the left side. On top of the vanity, there is a round mirror on a stand, a container of pens, and a black bag. A chair with a grey cloth draped over it is positioned in front of the vanity. On the wall behind the vanity, there is a poster with the word "GENUINE" and "SERV" visible, and a calendar.

A white window with a grey roller blind, set against the green wall. Below the window is a white radiator. To the left of the window, a calendar is mounted on the wall.

A white vanity unit with a large mirror in the center. On top of the vanity, there are several small decorative items, including a candle and a small figurine.

A white bed with a purple and floral duvet. The bed is decorated with three pillows: a pink one, an orange one, and a black and white patterned one. The bed is positioned against the green wall.