



Pembroke Close, Banstead

The **PERSONAL** Agent

£875,000

Freehold

- 1560 sq ft property
- Detached house
- Four bedrooms
- Two reception rooms
- 0.4 acre plot
- In need of renovation throughout
- Driveway parking
- Garage
- Peaceful cul-de-sac
- No onward chain

For sale for the first time in nearly fifty years, this 1560 sq ft four bedroom detached house is situated on a 0.4 acre plot which widens significantly to the rear

The property is situated in a quiet cul-de-sac within walking distance of Banstead village and is being offered for sale with no onward chain. It is in need of renovation throughout.

There are plenty of beautiful countryside walks with Banstead woods and other open green spaces just down the road.



To the ground floor, the property consists of a recessed porch leading to an entrance hall, two reception rooms, a good sized kitchen with access to a utility room and the garage. There is also a guest cloakroom.

On the first floor there are four bright bedrooms, a spacious bathroom and separate wc.

Outside to the rear is a patio area with an array of flowers and shrubs on the 0.4 acre, mostly level, plot. The property also has a driveway to the front with space for two cars.

Banstead village is a seven minute walk away, boasting all your everyday needs, as well as plenty of bars and restaurants. The house is only a short distance away from a number of schools, both state and private.

If you need to travel into London, Chipstead and Sutton stations are a short drive away with direct links into Victoria and London Bridge.

Tenure - Freehold

Council tax band - F



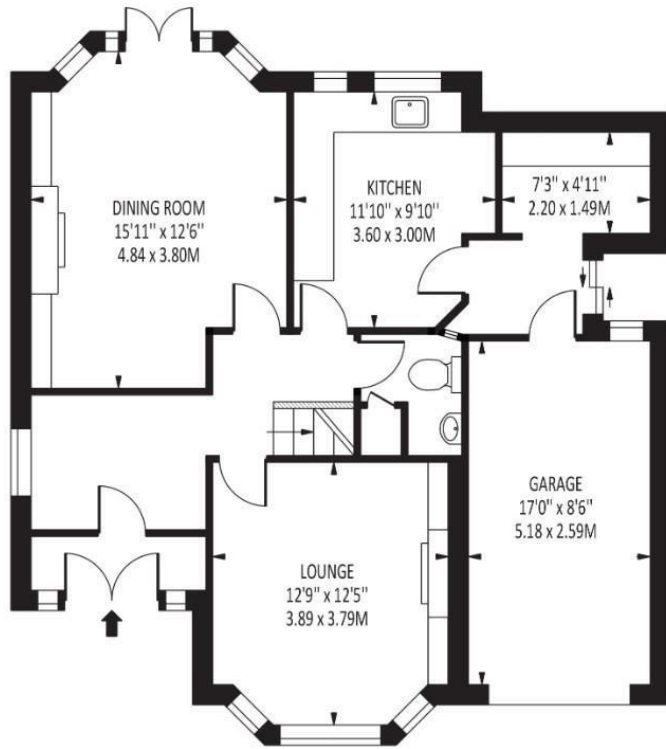


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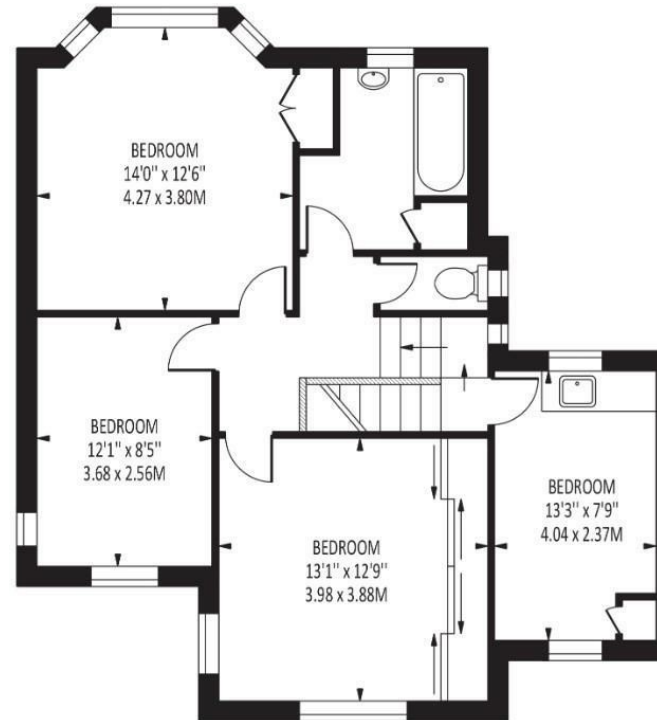


Pembroke Close

Total Area: 1560 SQ FT • 144.92 SQ M
(Including Garage)
Garage Area : 144 SQ FT • 13.42 SQ M



GROUND FLOOR



FIRST 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		65
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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