



Gale Crescent, Banstead

The **PERSONAL** Agent

# Offers In Excess Of £510,000 Freehold

- Stunning family home
- Cul de sac location
- Walking distance of the village
- No ongoing chain
- Four bedrooms
- Larger than average garden
- Great school catchment
- Conservatory

The Personal Agent are delighted to bring to the market this stunning four bedroom family home, located in a quiet cul de sac within a short walk of Banstead Village, and comes to the market with no ongoing chain.

From the large entrance hallway, the ground floor comprises of the lounge at the front of the property, along with kitchen / dining area at the rear of the property, with a conservatory with doors leading to the garden.



On the first floor there are two double bedrooms, a smaller third bedroom, as well the family bathroom.

On the second floor there is the master bedroom with en suite and study area.

Outside there is a larger than average garden, side access, and on street parking.

Set within a cul-de-sac, this deceptively spacious house enjoys a brilliant position and is within walking distance of the heart of the village with its

excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The village also has numerous high quality cafes and restaurants.

The open spaces of Banstead Downs provide beautiful walks and cycling routes, Oaks Park and Epsom Downs are also easily reached. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8), and there are rail services at Banstead Station some 1.0 Mile away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.







Energy Efficiency Rating		
	Current	Potential
<b>Very energy efficient - lower running costs</b>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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**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.

