



Manor Way, Banstead

The **PERSONAL** Agent

Offers In Excess Of £525,000 Freehold

- End of Terrace Home
- Three Bedrooms
- Kitchen/Diner
- Separate Living Room
- Modern Kitchen & Bathroom
- 23ft Garage
- Well Maintained Garden
- Driveway With Off Street Parking
- Walk to Station

Located in a very popular residential road within the village of Woodmansterne, this end of terrace family home offers bright accommodation, is well presented and offers the opportunity to extend or convert the loft is desired STPP.

The home is situated within walking distance of Coulsdon train station, which offers direct links to London, whilst also being in fantastic school catchment, making the area very popular with families and commuters alike.

The property comprise an entrance hall with doors to; front aspect living room with feature fireplace, rear aspect kitchen/dining room with sliding doors opening to the garden, the kitchen comprises a range of eye



and base level unit with built-in oven and hob, with space and plumbing for a washing machine.

On the first floor there are three bedrooms, all served by the modern family bathroom.

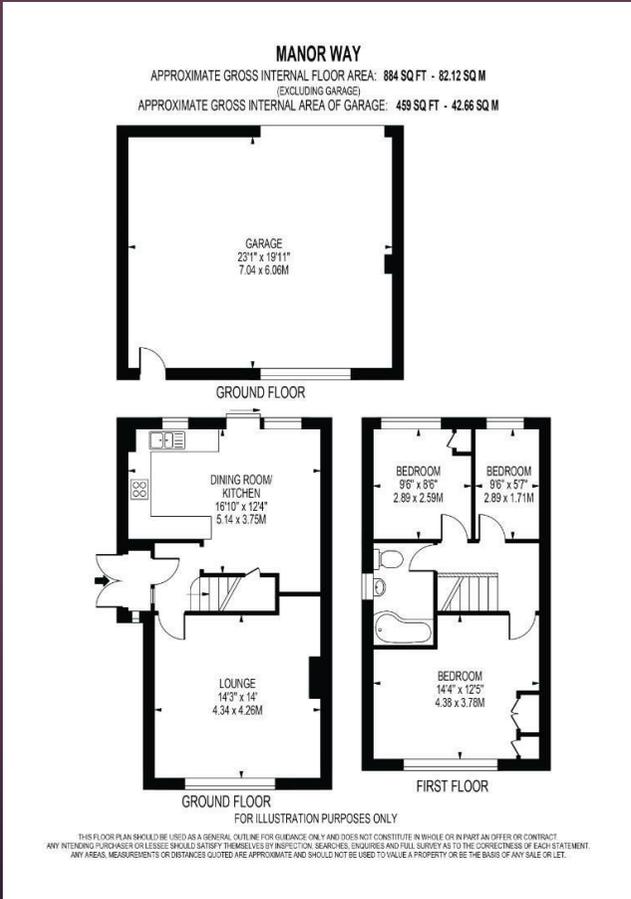
Outside to the front there is a driveway providing off street parking, with side access to the garden. The garden is mainly laid to lawn with a paved terrace across the rear of the property, ideal for al fresco dining, to the rear of the garden there is a decked terrace in from the of the 23ft detached garage, which has a door and window to the garden and power, light, and is accesses via a service road to the rear.

Manor Way is a popular residential area surrounded by countryside yet occupying a convenient location just a short drive from Banstead and Coulsdon with their wide range of shopping facilities, supermarkets, restaurants and café although there is a convenience store and a pub within walking distance.

Both Woodmasterne and Chipstead stations are within close proximity and provide services to London (London Bridge from 39 and 42 minutes and Victoria from 44 and 47 minutes respectively) together with bus routes serving the local area. Woodmansterne Primary School is within a mile away and Banstead Woods can also be found close by.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

