



Walnut Grove, Banstead

The **PERSONAL** Agent

# Offers In The Region Of £1,100,000 Freehold

- Beautiful family home
- Five bedrooms
- Detached
- Secluded Cul-De-Sac location
- Excellent school catchment
- Integral garage
- Landscaped south facing garden
- Two en-suites
- Downstairs W/C
- Private driveway

The Personal Agent are thrilled to present to the market a fantastic opportunity to acquire this stunning five bedroom detached family home set within a quiet cul de sac in Banstead.

This wonderful home offers well proportioned and spacious rooms throughout. From the entrance hallway there is the first reception room to the front of the home, currently used as a family room, as well as a downstairs w/c. To the rear of the property is the main lounge area with doors to the garden, a fantastic kitchen dining space with separate utility room, and finally an integral garage.



Upstairs there are five double bedrooms, which includes an en-suite to the master bedroom and bedroom two, as well as the family bathroom.

Outside there is a landscaped south facing garden with a beautiful patio area which is spoilt with sunlight. To the front of the property there is a driveway for numerous cars.

Walnut Grove is a very popular cul-de-sac that is just a short walk from Warren Mead primary school and close proximity of Banstead railway station which is just a short distance away. If you are travelling further afield the M25 is just a short drive away.

If you are looking to enjoy outside space then Epsom Downs itself is just around the corner as are the wide open spaces of Nork Park. The practicality of the location continues with a number of local convenience stores at the end of nearby Nork Way or if you are wanting more variety the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants is just a couple of miles away, along with Banstead village being around a mile away.

Freehold



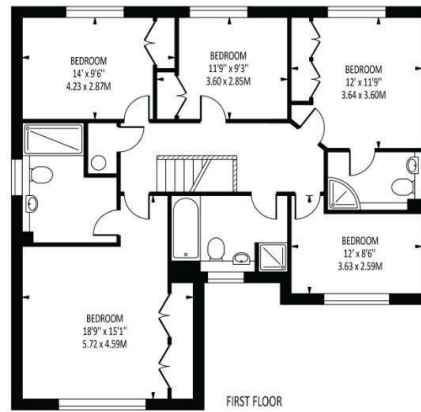
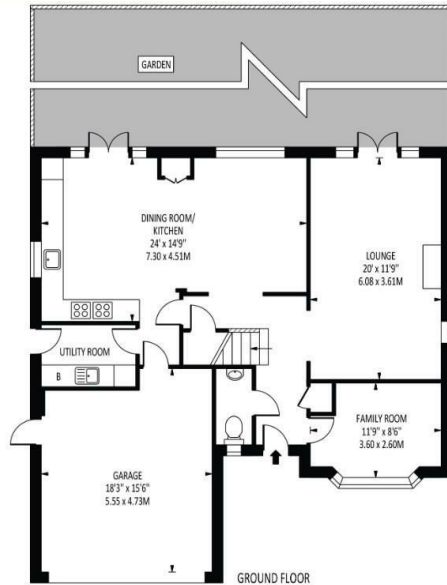


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### Walnut Grove

House Area: 1907 SQ. FT • 177.12 SQ. M  
Garage Area: 265 SQ. FT • 24.63 SQ. M  
Total Area: 2172 SQ. FT • 201.75 SQ. M



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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
	58	74

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.

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