



Banstead Road, Banstead

The **PERSONAL** Agent

# Offers In Excess Of £1,050,000 Freehold

- A bold corner plot of 0.43 of an acre
- Over 3000 Sq Ft of accommodation
- Close to Cuddington golf club
- Moments from Priest Hill Nature Reserve
- Short distance to Banstead station
- 107ft x 79ft beautiful rear garden
- Large frontage with carriage driveway
- Further side garden on Cuddington Way
- Five bedrooms
- Two reception rooms



Sit on a bold corner plot of 0.43 of an acre, The Personal Agent are proud to present this attractive detached chalet style home that offers over 3000 Sq Ft of space and is situated within a sought after area and just a short walk from Cuddington Golf Course and the picturesque Priest Hill Nature Reserve.

As well as enjoying well proportioned and balanced accommodation, the property still offers a fantastic amount of potential for the new owners to put their own stamp on it from both a decorative and extension point of view STPP.

A large entrance hall welcomes you to number 151, off the hallway you have access to a living room looking out to the front, also adjoining a rear facing

dinning room. From the dining room you walk through to the kitchen which looks out to the rear garden. Two double bedrooms, one with built in wardrobes and a bathroom, separate cloakroom complete the downstairs accommodation. On the first floor there are three bedrooms, one with an en-suite shower room and a separate cloakroom. Outside you have an in and out driveway with a double garage. To the rear there is a large veranda / patio with access to a utility room and the remainder of garden is laid to lawn along with a vegetable plot.

From a practical point of view, the location of this home is great. Banstead railway station and Ewell East railway station are both approximately 0.8 of a mile away which is generally a 18 minute walk and they

both provide 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 - G







Banstead Road, Banstead  
 Total Area: 284.0 m<sup>2</sup> ... 3057 ft<sup>2</sup>  
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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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

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