



Garratts Lane, Banstead

The **PERSONAL** Agent

Offers In Excess Of £1,250,000 Freehold

- 2424 sq ft property
- Detached house
- Five bedrooms
- Two en-suite shower rooms
- 20'2 x 13'11 Living room
- 13'1 x 12'6 Dining room
- 22'6 x 17'1 Kitchen/Breakfast room
- Conservatory
- 0.22 of an acre plot
- No onward chain

The Personal Agent are delighted to offer for sale this 2424 sq ft five bedroom detached house, within walking distance of Banstead village and being sold with no onward chain.

Benefits include two reception rooms, a conservatory and a 22'6 x 17'1 Kitchen/breakfast room.

The property comprises of a hallway, 20'2 x 13'11 Living room, 13'1 x 12'6 Dining room, 22'6 x 17'1 Kitchen/Breakfast room, Conservatory and downstairs cloakroom. On the first floor there are five bedrooms, three of which are doubles. two



ensuite shower rooms and a main bathroom.

Outside there are front and rear gardens, with the rear mainly laid to lawn. Driveway at the front leading to 16'5 x 14'5 integral double garage.

Banstead village is only a short walk away with its array of shops and restaurants. For golfers there are four world-renowned golf clubs close by; Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

Banstead is situated in between Epsom Downs, Chipstead and Kingswood. It is a popular residential area offering a variety of properties. This exclusive gated location is ideal for woodland walks, dog walks, cycling, rambling or jogging.

Tenure - Freehold
Council tax band - G





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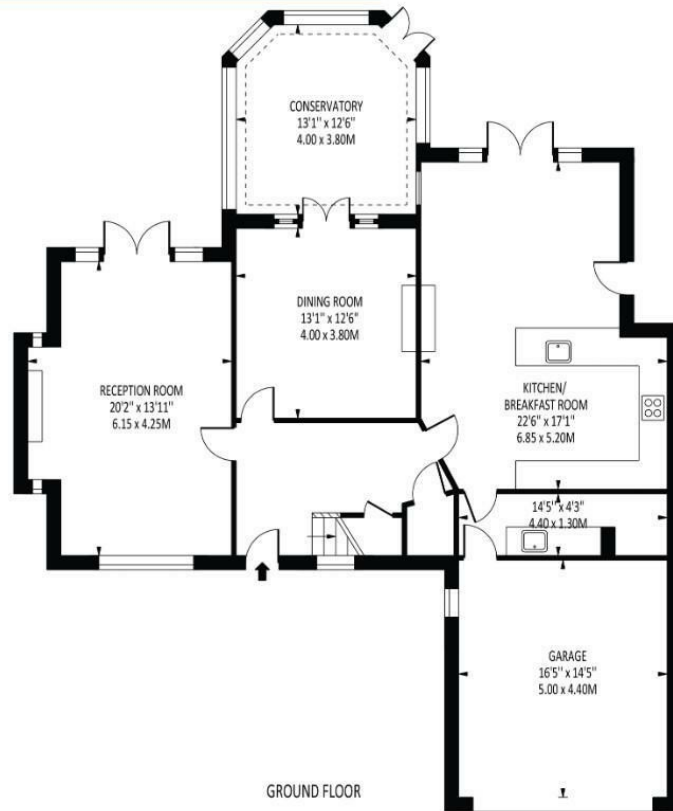


Garratts Lane

Total Area: 2424 SQ FT • 225.24 SQ M

(Including Garage)

Garage Area : 237 SQ FT • 22.00 SQ M



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		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

