



Horsecroft, Banstead

The PERSONAL Agent

Asking Price £465,000

Freehold

- Three bedrooms
- South facing garden
- Walking distance to the village
- Excellent school catchment
- Cul de sac location
- Potential to extend STPP
- Outside store cupboard
- Open day on 12th July



The Personal Agent are delighted to bring to the market this three bedroom home located within easy reach of Banstead High Street.

Located in a popular cul de sac, this fine home would be absolutely ideal for someone wanting the longevity of being able to extend in line with a growing family.

The home also has the added benefit of having a Southerly facing rear garden.

The open spaces of Banstead Woods and Nork Park provide beautiful walks and cycling routes, Oaks Park and Epsom Downs are also easily reached.

This bright and spacious property offers genuinely well

balanced accommodation mixed with an abundance of light, as well as the favoured location and practicality of local amenities and transport links, not to forget the excellent primary school catchment that the property enjoys.

Practically speaking, there is an entrance hall, a living room with doors onto the garden, a large kitchen area to the rear of the home, as well as the downstairs w/c. On the first floor there are three excellently proportioned bedrooms, white bathroom suite and access to a large loft that many neighbouring homes have converted into a master bedroom with ensuite.

The rear garden is mainly laid to lawn, south facing, and has a large store cupboard.

Set within a popular residential 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 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.

Tenure - Freehold
Council tax band - D



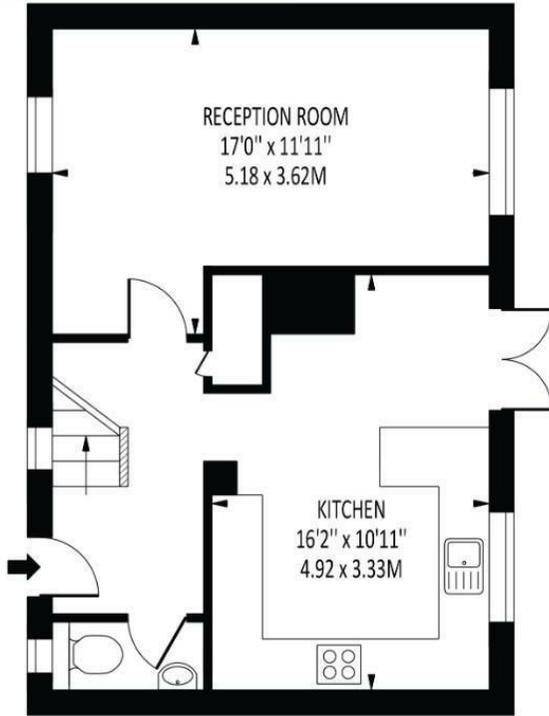


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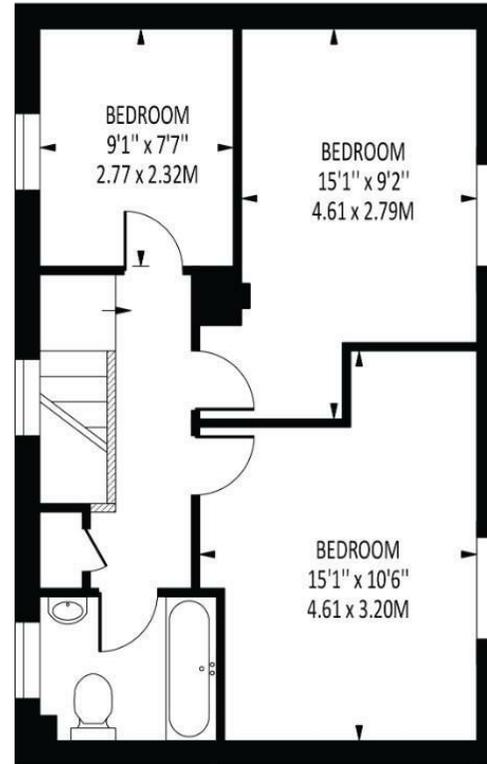


Horsecroft

Total Area: 907 SQ FT • 84.26 SQ M



GROUND FLOOR



FIRST FLOOR

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			73
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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