



Cypress Way, Banstead

The **PERSONAL** Agent

# Guide Price £635,000

## Freehold

- 1246 sq ft property
- Extended detached House
- Three bedrooms
- 24'6 x 11'10 Living room
- 17'6 x 14'10 Kitchen/Diner
- Utility room and downstairs cloakroom
- 18' x 8'2 Garage
- Corner plot with room to extend (s.t.p.p)
- Far reaching views
- No onward chain

The Personal Agent are delighted to offer for sale this delightful extended three bedroom detached house which offers a perfect blend of comfort and style. Spanning an impressive 1246 square feet and being offered for sale with no onward chain.

Set on a desirable corner plot, this residence enjoys far-reaching views that enhance its appeal. The three well-proportioned bedrooms provide ample space for family living or guest accommodation, while the modern bathroom ensures convenience for all.

The property boasts a spacious living room measuring 24'6 x 11'10, providing an ideal space for relaxation and entertaining guests. The heart of the home is undoubtedly the generous kitchen/diner, which



measures 17'6 x 14'10, perfect for family meals and gatherings. The property also has a downstairs cloakroom and utility room. On the first floor three bedrooms, two of which are doubles and a main bathroom. Additional features include a garage and a driveway, offering practical solutions for parking and storage. This property is not just a house; it is a home that invites you to create lasting memories. With its excellent location in Banstead, you will find yourself within easy reach of local amenities, schools, and beautiful green spaces.

This quiet and much requested cul-de sac enjoys a fantastic 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.

Nearby the open spaces of Banstead Downs provide beautiful walks and cycling routes, Oaks Park and Epsom Downs are also easily reached. 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 0.7 of a 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 - F

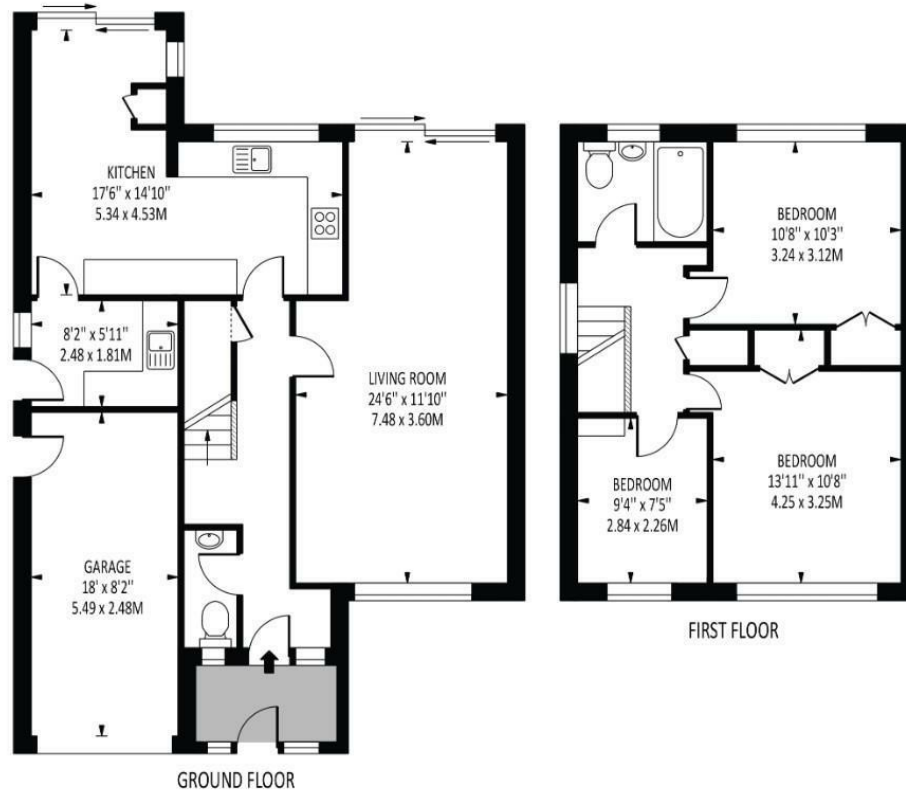






### Cypress Way

Total Area: 1246 SQ FT • 115.73 SQ M  
 (Including Garage)  
 Garage Area : 147 SQ FT • 13.62 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	

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.

**EPSOM OFFICE**

2 West Street  
 Epsom, Surrey, KT18 7RG  
 01372 745 850

**STONELEIGH/EWELL OFFICE**

62 Stoneleigh Broadway  
 Stoneleigh, Surrey, KT17 2HS  
 020 8393 9411

**BANSTEAD OFFICE**

141 High Street  
 Banstead, Surrey, SM7 2NS  
 01737 333 699

**TADWORTH & KINGSWOOD OFFICE**

Station Approach Road  
 Tadworth, Surrey, KT20 5AG  
 01737 814 900

**LETTINGS & MANAGEMENT**

157 High Street  
 Epsom, Surrey, KT19 8EW  
 01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
 Registered in England No. 4398817.



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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.

