



North Acre, Banstead

The **PERSONAL** Agent

# Offers In Excess Of £700,000 Freehold

- 1542 sq ft Detached property
- Four bedrooms
- Two reception rooms
- Separate kitchen
- Downstairs cloakroom
- Tandem length garage ( 31'2 x 8'10 )
- Office outbuilding ( 12'5 x 9'1 )
- Driveway for two cars / Electrical charge point



The Personal Agent are delighted to offer for sale this 1542 sq ft four bedroom detached property situated in a cul-de-sac and within walking distance of Banstead village.

The property benefits from a office outbuilding ( 12'5 x 9'1 ) and a tandem length garage (31'2 x 8'10 ).

The property comprises of a porch, downstairs cloakroom, Lounge through to dining room. Access to the kitchen via the lounge and also dining room.

On the first floor there are four bedrooms, two of which are doubles. A main bathroom concludes the

upstairs accommodation.

Outside there is a tandem garage, an office outbuilding and a driveway for two cars with an electrical charge point.

This spacious home enjoys a great 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 open spaces of Banstead Downs provide beautiful walks and cycling routes, Oaks Park and Epsom Downs are also easily reached.

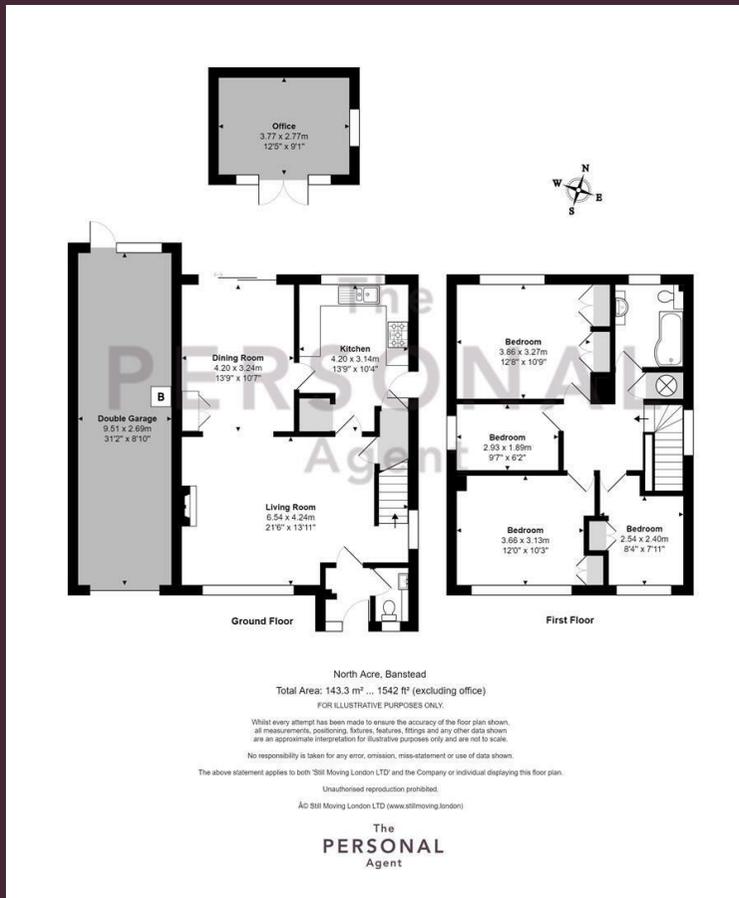
The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8), and there are rail services at Banstead Station some 0.9 of a Mile away.

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







| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 66                      | 78        |
| (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.

