



Walnut Grove, Banstead

The **PERSONAL** Agent



# £1,100,000

## Freehold

- 2276 sq ft detached property
- Five bedrooms ( four doubles, one single )
- Two reception rooms
- Open plan kitchen / dining room
- Ensuite shower room to principal bedroom
- Ensuite to bedroom two
- Double garage ( 18'9 X 15'9 )
- Driveway for ample parking
- Cul de sac location
- Vendor suited



The Personal Agent are delighted to offer for sale this 2276 sq ft five bedroom detached property situated in a quiet cul de sac location. The property has been updated and improved by the current owners to a high standard. Benefits include an open plan kitchen / dining room along with two reception rooms offering flexible accommodation and ensuites to the principal bedroom and bedroom two.

The property consists of a spacious entrance hall, a 20' x 11'9 living room with sliding doors to the rear garden, a second reception room currently used as an office looking out to the front of the property; an open plan kitchen/dining room which has been updated and improved by the current owners offering a variety of eye and base level units along with

granite work surfaces, a second set of sliding doors out to the rear garden; guest cloakroom and a door to the double garage complete the downstairs accommodation.

The first floor consists of five bedrooms, four of which are doubles. The principal bedroom and bedroom two have the added benefit of ensuite shower rooms. The main bathroom has been updated and has a separate shower cubicle.

Outside there is a block-paved driveway for ample parking along with a private secluded front rear garden. The secluded rear garden has a good-sized patio, lawned area and an array of flowers and shrubs.

Walnut Grove is a very popular cul-de-sac that is just a short walk from Warren Mead primary school and in close proximity of Banstead railway station (services to Victoria). If you are travelling further afield the M25 is just a short drive away.

If you are looking to enjoy outside space then Epsom Downs itself is just around the corner as are the wide open spaces of Nork Park. The practicality of the location continues with a selection of local shops at the end of nearby Nork Way or if you are wanting more variety, the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants, is just a couple of miles away, along with Banstead village being around a mile away.

Tenure - Freehold  
Council tax band - G





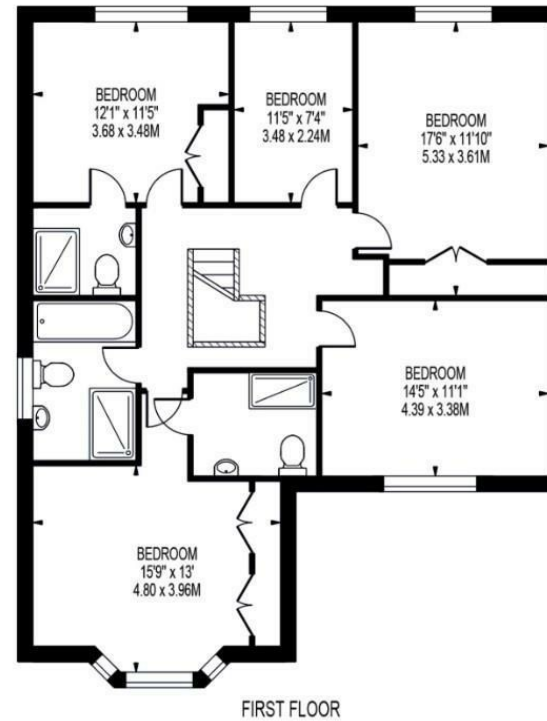
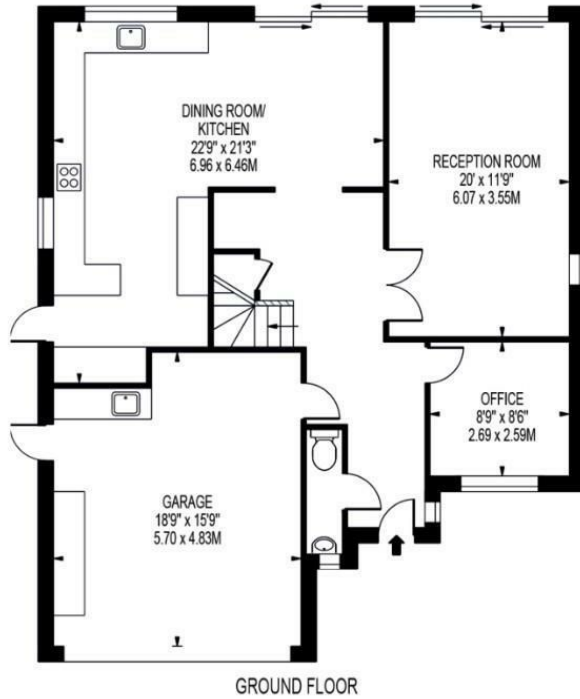




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### Walnut Grove

Total Area: 2276 SQ FT 211.48 SQ M  
(Including Garage)  
Garage Area: 301 SQ FT 27.95 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	

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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.

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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.



