



Larchwood Close, Banstead

The **PERSONAL** Agent

Offers In Excess Of £1,000,000 Freehold

- 2138 sq ft property
- Five bedroom detached
- Two reception rooms
- Ensuite and dressing room to primary bedroom
- Utility room and guest cloakroom
- Usable loft space (13'0 x 11'8)
- Detached garage (17'6 x 9'2)
- Ample parking to the front and one space to the rear
- South-facing rear garden
- Room to extend to side and rear (S.T.P.P)



The Personal Agent are delighted to offer for sale this 2138 sq ft detached five bedroom property situated in a quiet cul-de-sac location. The property benefits from a front to back lounge/dining room, a second reception room and useful loft space. There is also a south-facing rear garden and room to further extend to the side and rear if required. (S.T.P.P).

The property consists of a hallway, front to back lounge/diner, second reception room, kitchen overlooking rear garden, utility room and guest cloakroom.

On the first floor there are five bedrooms, three of

which are doubles. An ensuite shower room and dressing room to the primary bedroom. Useable loft space completes the accommodation.

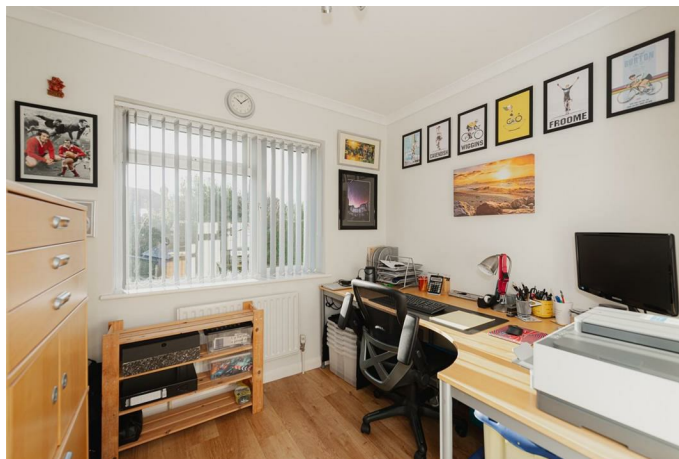
Outside there is a south-facing rear garden with a detached garage and ample parking to the front and an additional driveway to the garage.

For golfers there are four world-renowned golf clubs, Kingswood Golf and Country Club, Surrey Downs, Walton Heath and the RAC all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

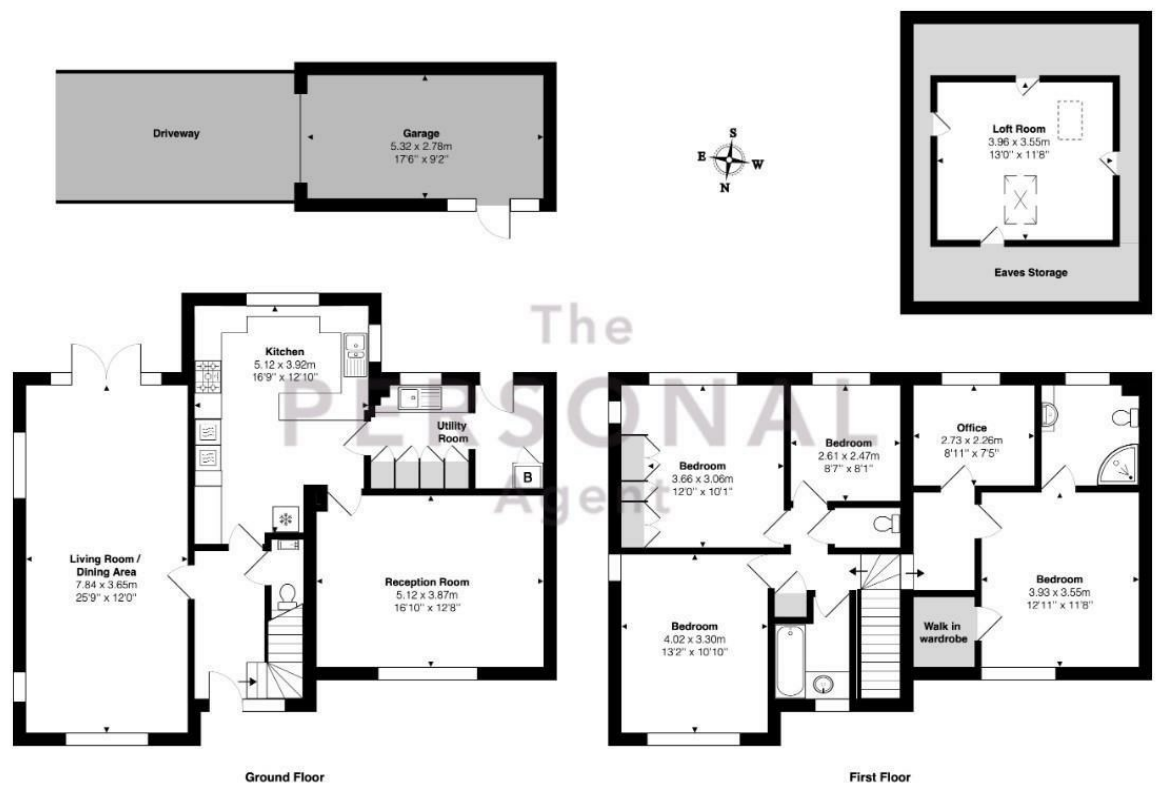
Banstead is situated in between Epsom Downs, Chipstead and Kingswood. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

The area is ideally situated for transport links with excellent access to the M25, Epsom, Sutton, Redhill and Reigate. Local amenities include a large ASDA superstore as well as a useful local parade of local shops. There is a variety of excellent schools nearby.

Tenure - Freehold
Council tax band - G







Larchwood Close, Banstead
 Total Area: 198.6 m² ... 2138 ft² (excluding driveway)
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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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
	70	82

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