



Warren Road, Banstead

The **PERSONAL** Agent

# Offers In Excess Of £880,000 Freehold

- 1966 sq ft property
- Detached house
- Four bedrooms
- Three reception rooms
- Conservatory ( 44'6 x 8'6 )
- Utility room
- Downstairs cloakroom
- Balcony ( 22'3 x 10' )
- Driveway for ample parking
- No onward chain



The Personal Agent are delighted to offer for sale this 1966 sq ft four bedroom detached property offered for sale with no onward chain. Benefits include three reception rooms and a conservatory. The property is in need on modernisation throughout.

The property comprises of a porch leading to the hallway, off the hallway you have access to the downstairs cloakroom and two of the three reception rooms. Additionally the kitchen, from there you go into the third reception room which

in turn has access to the utility room and part storage/garage space. The conservatory is accessed from two reception rooms. On the first floor there are four bedrooms and a bathroom. The primary bedroom has access to the balcony. Outside there is a rear garden and to the front a driveway for ample parking.

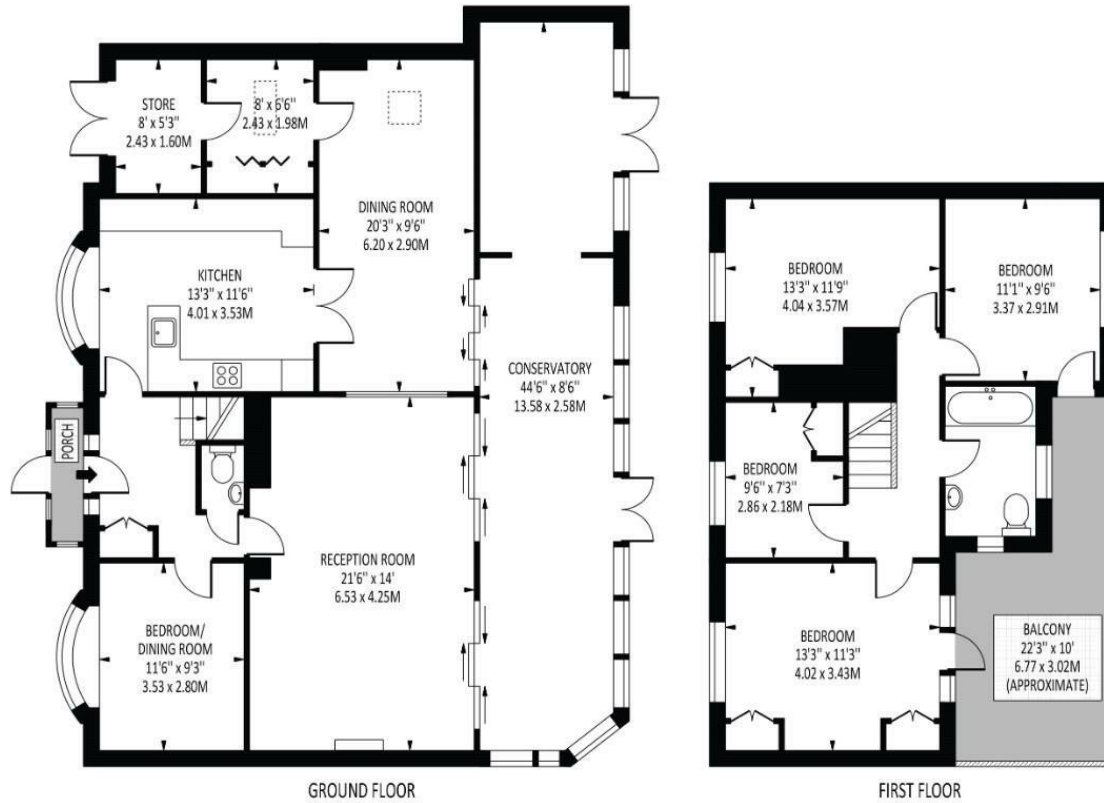
The property is just a short walk from Warren Mead primary school and in close proximity of Banstead railway station (services to Victoria). If you are travelling further afield the M25 is just a short drive away.

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







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) <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
		<b>80</b>
	<b>57</b>	

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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.

