



Court Road, Banstead

The **PERSONAL** Agent

Offers In Excess Of £1,000,000 Freehold

- 1629 sq ft property
- Detached house
- Four double bedrooms
- Ensuite shower room to primary bedroom
- Reception room (14'9 x 13'3)
- Open plan lounge/dining/kitchen
- Utility room and guest cloakroom
- Bi-fold doors to the south facing 135' rear garden
- Immaculate throughout
- New plumbing and electrics



The Personal Agent are delighted to offer for sale this 1629 sq ft four double bedroom extended detached property. The property has recently undergone a full refurbishment and has been finished to a high standard. Features include an open plan living/dining/kitchen with bi-folds out to an 135' south facing rear garden; new electrics and plumbing.

To the ground floor, the property comprises an entrance hall, reception room (14'9 x 13'3), open plan living/dining/kitchen room, utility room

(12'9 x 5'9) and guest cloakroom. On the first floor there are four double bedrooms, an ensuite to primary bedroom and a main bathroom.

Outside you have a sunny south-facing and level rear garden about 135' deep, and a driveway to the front with parking for several cars.

The property 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.

There are several schools nearby, both state and private. For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by.

This location is ideal for family walks, dog walks, cycling or jogging.

Tenure - Freehold

Council tax band - F





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Total Area: 1629 SQ. FT • 151.33 SQ M
(Including Boiler Room)
Boiler Room Area: 14 SQ. FT • 1.26 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

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