



Ash Close, Banstead

The **PERSONAL** Agent

Offers In Excess Of £875,000 Freehold

- 2143 sq ft property
- Detached house
- Four double bedrooms
- Main bedroom with walk-in wardrobe
- Two shower rooms and a family bathroom
- Three reception rooms
- Conservatory
- Guest cloakroom and utility room
- Garage and parking
- No onward chain

The Personal Agent are delighted to offer for sale this 2143 sq ft four double bedroom detached property situated in a quiet cul-de-sac location. The property benefits from three reception rooms and a conservatory. Other benefits include two shower rooms, a guest cloakroom and a main bathroom.

The property consists of an entrance hallway, guest cloakroom, three reception rooms, spacious kitchen with to an utility room; and a conservatory. On the first floor there are three bedrooms, one of which has an ensuite shower room and walk in wardrobe; and a family bathroom. On the top floor there is a double bedroom and a shower room.



Outside there is a garden to the side which is Astro turfed and has a patio area. Garage and parking for three cars.

Ash Close is a quiet cul-de-sac and is off Nork Way which is a very popular residential road that is just a short walk from Warren Mead primary school and in close proximity of Banstead railway station which is just a short distance away.

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 number of local shops in 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, as is the pretty and vibrant Banstead Village.

Tenure - Freehold

Council tax band - G







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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	

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.

