



Barnfield, Banstead

The **PERSONAL** Agent



# Offers In Excess Of £650,000 Freehold

- 1084 sq ft property
- Planning permission for a side and rear extension
- Three bedroom semi-detached
- Double aspect living/dining room
- Separate kitchen
- Bathroom and guest cloakroom
- Attractive westerly-facing garden
- Detached garage and driveway parking
- Walking distance of Banstead village
- No onward chain



A three bedroom semi detached house with 1084 sq ft of accommodation and located within walking distance of Banstead High Street.

The property consists of an entrance hall, cloakroom, double aspect living/dining room with patio doors out to the rear garden; and separate kitchen. On the first floor are three bedrooms and the bathroom. Outside there are front and rear gardens, driveway parking and a garage.

This 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.

Nearby the open spaces of Banstead Downs provide beautiful walks and cycling routes, and Oaks Park and Epsom Downs are also easily reached. The A217 provides

an arterial route to London and the M25 motorway at Reigate Hill (J8). Nearest station is Banstead, some 0.3 of a mile away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.





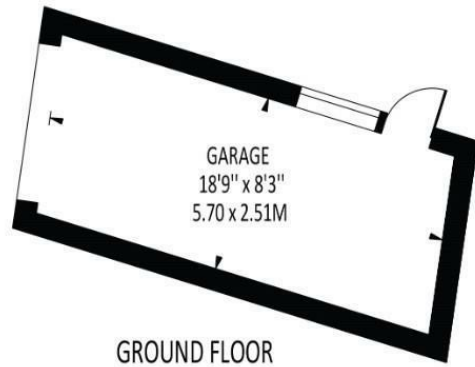




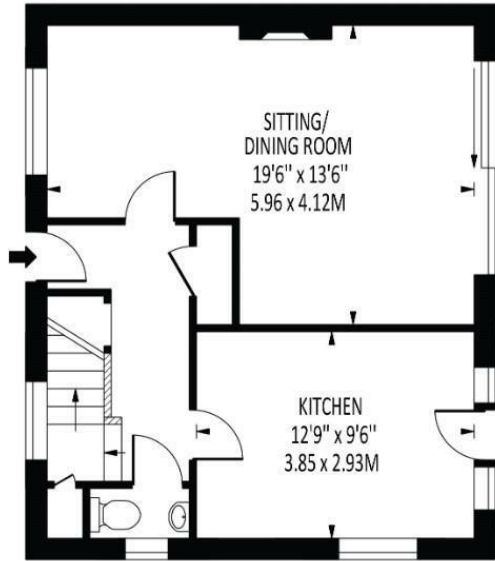
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## Barnfield Banstead

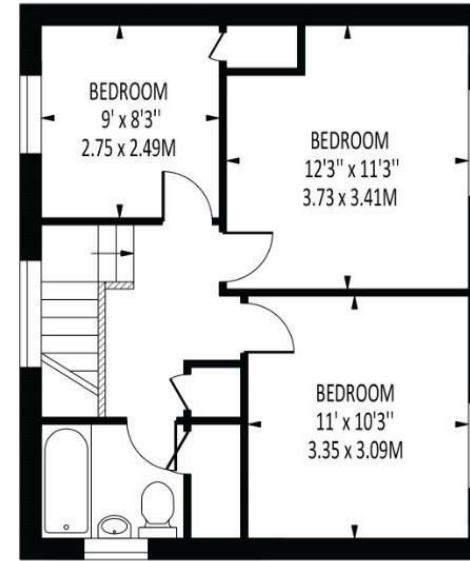
Total Area: 1084 SQ FT • 100.71 SQ M  
(Including Garage)  
Garage Area : 154 SQ FT • 14.31 SQ M



GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>78</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>57</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 |           |

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.

### EPSOM OFFICE

2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333699

### LETTINGS & MANAGEMENT

163 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



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Agent

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