



Garrard Road, Banstead

The **PERSONAL** Agent

Offers In Excess Of £950,000 Freehold

- 2015 sq ft property
- Detached house
- Four bedrooms
- En-suite to primary bedroom
- Two reception rooms
- Kitchen/dining room
- Detached double garage
- Integral single garage
- No onward chain



*** SALE AGREED WITHIN 5 DAYS OF MARKETING LAUNCH ***

The Personal Agent are delighted to offer for sale this 2015 sq ft four bedroom detached house situated within walking distance of Banstead village. The property benefits from two receptions, a detached double garage and a single integral garage. Also offered for sale with no onward chain.

The property comprises of two reception rooms,

kitchen/diner, utility room. The first floor offers four bedrooms, an en-suite to the primary bedroom and a family shower room. Outside you have a detached double garage, a single integral garage and front and rear gardens with a driveway for ample parking.

Garrard Road is a most sought after and rarely available road, being conveniently situated for Banstead village, which has comprehensive local shopping, including Waitrose and Marks & Spencer, various restaurants and amenities. There is a choice of well regarded schools, both

private and state. The property is also within a few minutes walk of local parks and outside space.

Nearby the open spaces of Banstead Downs provide beautiful walks and cycling routes, 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), and there are rail services at Banstead Station some 0.7 of a Mile away. Early viewing is strongly advised, Sole agent. Freehold

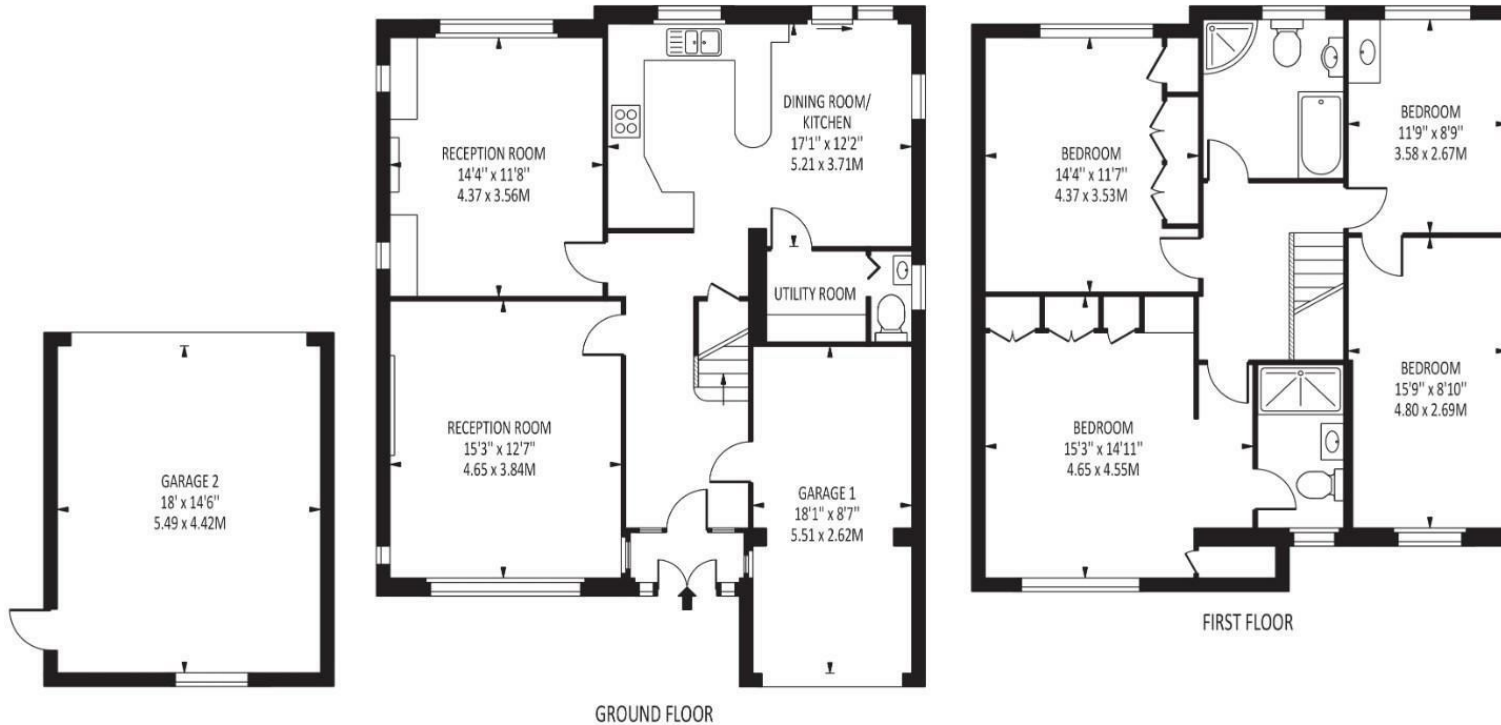






Garrard Road

Total Area: 2015 SQ FT • 187.18 SQ M
 (Including Garages)
 Garage 1 Area: 155 SQ FT • 14.44 SQ M
 Garage 2 Area: 261 SQ FT • 24.27 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.

