



Holly Lane East, Banstead

The **PERSONAL** Agent



# Offers In Excess Of £1,025,000 Freehold

- 2138 sq ft property
- Four bedroom detached house
- Two reception rooms
- Kitchen/dining room
- Conservatory
- En-suite shower room
- Main bathroom
- 80' rear garden
- Ample parking on brick block driveway
- Walking distance of Banstead High Street

**\* SALE AGREED WITHIN 9 DAYS OF  
MARKETING LAUNCH \***

The Personal Agent are delighted to offer for sale this 2138 sq ft four bedroom detached property situated within walking distance of Banstead village. The property benefits from two reception rooms and an open plan kitchen/dining room that opens to a conservatory. Rear garden about 80' deep and a driveway to the front with ample parking.



The property consists of an entrance hall, two reception rooms, open plan kitchen/dining room leading to a conservatory. Guest cloakroom. On the first floor there are four bedrooms, a main bathroom and an en-suite to the primary bedroom. Outside there is an attractive rear garden and ample parking.

Banstead village is a six/seven minute walk away, boasting all your everyday needs, as well as plenty of bars and restaurants.

Schools in the area are very good, both state and private, and the house is only a short journey away from a number of these.

There are plenty of beautiful countryside walks with Banstead Woods and other open green spaces just down the road. If you need to travel into London, Chipstead and Sutton stations are a short drive away with direct links into Victoria and London Bridge.

Tenure - Freehold







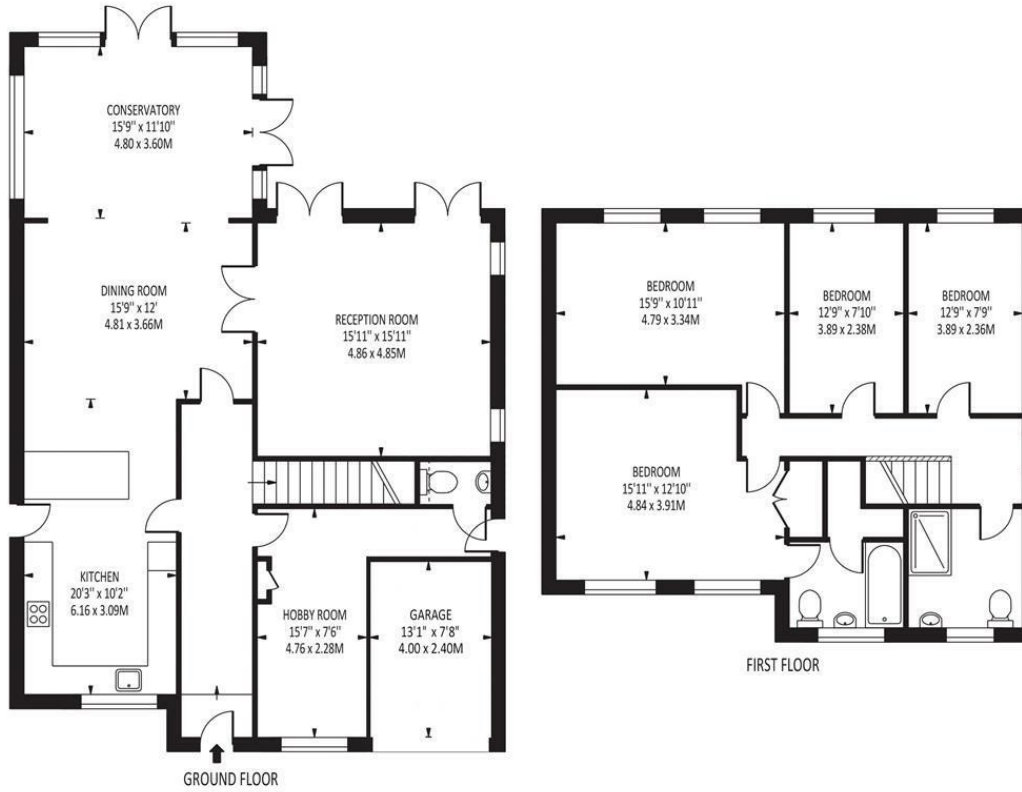


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## Holly Lane

Total Area: 2138 SQ FT • 198.67 SQ M  
(Including Garage)  
Garage Area: 103.33 SQ FT • 9.60 SQ M



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>		<b>73</b>	<b>82</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	

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### BANSTEAD OFFICE

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### LETTINGS & MANAGEMENT

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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.



