



Woodgavil, Banstead

The **PERSONAL** Agent

# Offers In Excess Of £800,000 Freehold

- Bold corner position
- Detached family home
- 0.17 of an acre plot in total
- 68' x 57' rear garden
- Four bedrooms
- Three reception rooms
- Generous driveway & garage
- En-suite & main family bathroom
- Guest cloakroom
- Planning permission for double storey side and rear extensions



Set within a popular cul de sac, just 0.7 of a mile from Banstead Village high street, this deceptively spacious detached family home warrants immediate inspection to fully appreciate the flexible and well presented accommodation it provides.

This excellent property really does offer so much value, especially considering its sought after location, generous amount of accommodation, close proximity to the Village and excellent transport links. There is generous driveway providing parking for several vehicles together with an attached single garage which could also be easily converted into extra living space if required.

However, the garden and plot of this home are the features that make it stand out from the crowd. The a beautiful rear garden measuring 68'. x 57' and a total plot size of 0.17 of an acre, the position of this property provides the feeling of space and privacy from neighbouring homes.

Set within a popular neighbourhood (just off The Drive), within walking distance of the High Street, this fine home would be absolutely ideal for a growing family.

As soon as you step through the front door you instantly get the measure of this fine home, but be patient as there are many further pleasant surprises. The 21' living room is an amazing size with double doors opening to the conservatory which in turn leads to the rear garden, whilst the dining room links perfectly to the kitchen and the sizable playroom/family room completes the reception space. There is also a cloakroom and access to an integral garage which provides scope to convert.

The well proportioned accommodation continues upstairs with master bedroom and en-suite shower room, three further double bedrooms all with built-in wardrobes and a family bathroom. There is also an abundance of storage space including the loft. Further benefits include planning permission for double storey side and rear extensions.

This quiet and much requested cul-de sac enjoys a fantastic position and is within walking distance of the heart of the village (0.7 of a mile) 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, 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. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.

Freehold



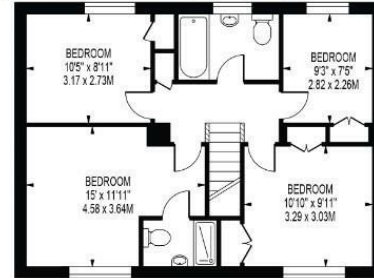


### WOODGAVIL

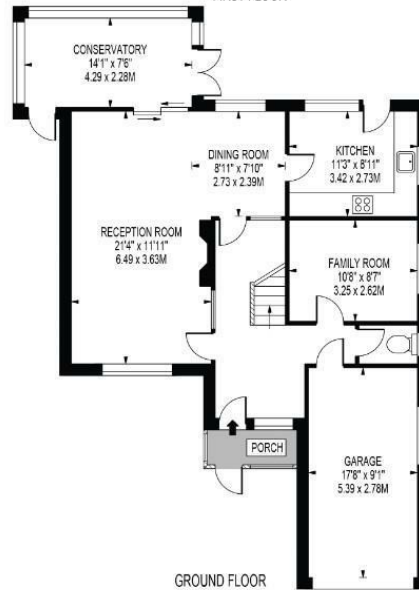
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1390 SQ FT - 129.12 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 163 SQ FT - 15.12 SQ M



FIRST FLOOR



GROUND FLOOR  
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 OR 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>		
(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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The  
**PERSONAL**  
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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.

