



Warren Road, Banstead

The **PERSONAL** Agent

# Asking Price £625,000

## Freehold

- 1279 sq ft property
- Three bedroom semi detached house
- Extended kitchen/diner ( 26'1 x 14'9 )
- Separate living room
- Downstairs cloakroom
- En-suite shower room to primary bedroom
- Driveway for ample parking
- Vendors suited



The Personal Agent are delighted to offer for sale this 1279 sq ft extended three bedroom semi detached house situated in Nork. The property benefits from a 26'1 x 14'9 kitchen/diner and an en-suite shower room to the primary bedroom.

The property comprises of a hallway, downstairs cloakroom, Living room, Extended kitchen/diner ( 26'1 x 14'9 ). On the first floor there are three bedrooms, the primary benefiting from an en-suite

shower room and a main bathroom. Outside there are front and rear gardens, a driveway for ample parking.

The property is just a short walk from Warren Mead primary school and in close proximity of Banstead railway station (services to Victoria). If you are travelling further afield the M25 is just a short drive away.

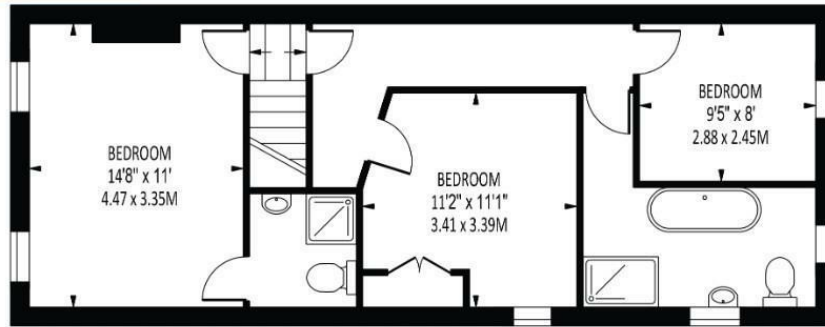
If you are looking to enjoy outside space

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 selection of local shops at the end of nearby 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, along with Banstead village being around a mile away.

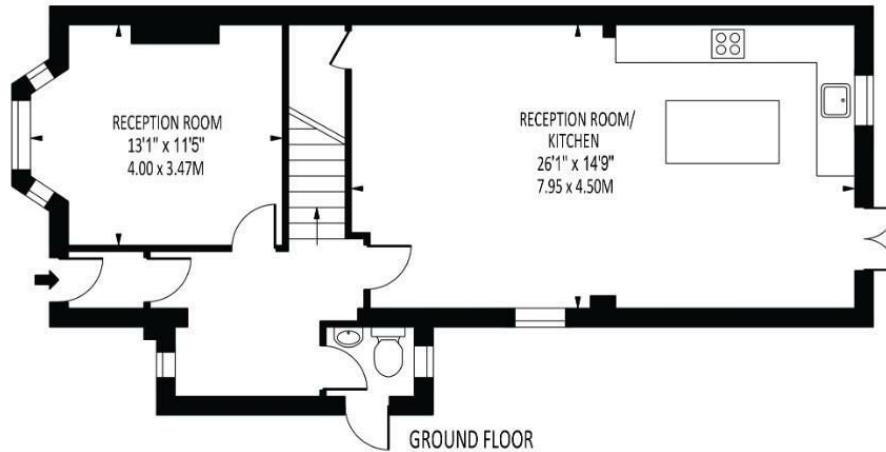
Tenure - Freehold







FIRST FLOOR



GROUND FLOOR

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>			<b>85</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	

**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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**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.

