



The Oval, Banstead

The **PERSONAL** Agent

# £675,000

## Freehold

- 1092 sq ft property
- Three bedroom semi detached house
- Extended kitchen/dining room (21'9 x 18'3)
- Downstairs cloakroom
- Bathroom with separate shower
- South-west facing 105' rear garden
- Driveway for off street parking
- Walking distance of Banstead village



The Personal Agent are delighted to offer for sale this 1092 sq ft extended three bedroom semi detached house within walking distance of Banstead village. The property benefits from an extended Kitchen/living/dining room (21'9 x 18'3) with bi-folds out to a south-west facing rear garden.

The property consists off an entrance hall, open plan extended kitchen/dining/Living room (21'9 x 18'3) with bi-fold doors to the south facing rear garden. Separate lounge (14 x 12) to the front

and a downstairs cloakroom. On the first floor there are three bedrooms, two being doubles; the main bedroom benefits from high quality Hammonds wardrobes. The main bathroom with separate shower completes the accommodation. Outside there is a south-west facing rear garden, about 105' deep, with patio area. A driveway at the front currently used for one car.

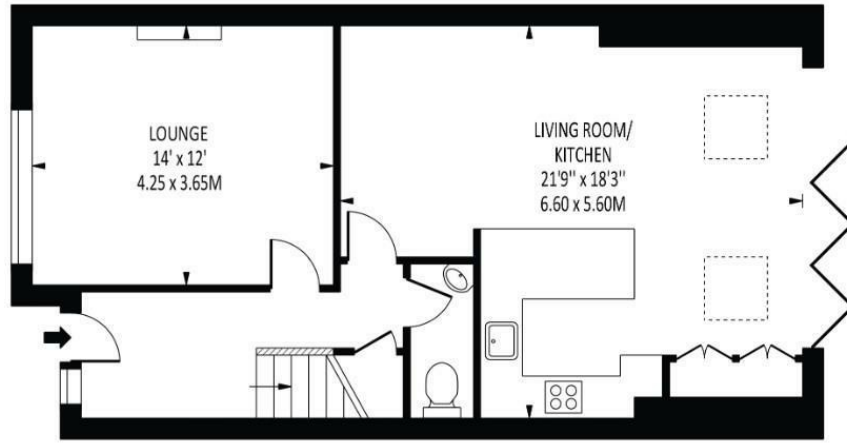
This quiet and much requested cul de sac enjoys a fantastic position and is within walking distance of the heart of the village with its excellent High Street shopping that includes a Waitrose

Supermarket and the M&S Simply Food store. The village also has numerous high quality cafes and restaurants.

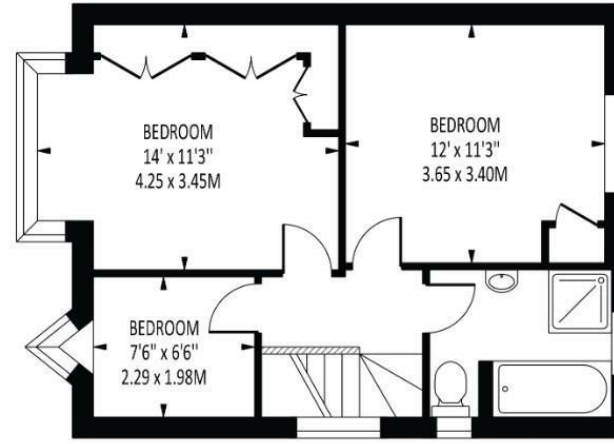
Nearby the open spaces of Banstead Downs provides beautiful walks and cycling routes, Oaks Park and Epsom Downs are also easily reached. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8), and there are rail services at Banstead Station some 0.6 of a Mile away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.







GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 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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