



Bridgefield Close, Banstead

The **PERSONAL** Agent

# £565,000

## Freehold

- 959 sq ft property
- semi-detached house
- Three double bedrooms
- Kitchen/breakfast room
- Secluded rear garden
- Large reception room
- Family bathroom
- D/s cloakroom
- Large frontage & driveway
- Excellent school catchment



The Personal Agent are delighted to offer for sale this 959 sq ft three double bedroom semi detached property. Located within a rarely available cul-de sac, on the periphery of Banstead Village in the popular area of Nork, this deceptively spacious family home offers flexible living space, scope to extend and benefits from a great position too.

The ground floor offers a bright and welcoming feel. The large and flexible living accommodation briefly comprises a superb 19ft living room with double doors opening and overlooking the rear garden. The ground floor is further complemented by a spacious kitchen with space for a breakfast/dining table and a

useful ground floor WC.

To the first floor there are three excellently proportioned bedrooms, all of which are doubles, a spacious family bathroom and a large loft space that can easily be converted to create further bedroom space if required STPP.

Externally, there is off street parking for three cars and side access to the rear garden. The rear garden is of a good size and offers a patio area perfect for al- fresco dining, brick built workshop and garden shed.

Bridgefield Close is a very popular and rarely available residential cul-de sac that is just a short walk

from Warren Mead primary school and close proximity of Banstead railway station which is just a short distance away. 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 number of local convenience stores 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, as is the pretty and vibrant Banstead Village.

Freehold







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
		<b>74</b>
	<b>58</b>	

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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.

