



North Acre, Banstead

The **PERSONAL** Agent

Offers Over £850,000

Freehold

- 2110 sq ft property
- Detached house
- Four/five bedrooms
- Two/three reception rooms
- 24' x 11'6" kitchen
- Utility room
- En-suite shower room to ground floor bedroom/reception three
- Wide south-facing plot
- Cul-de-sac location
- Double garage and parking



A spacious 2110 sq ft four/five bedroom detached house situated on a wide south-facing plot and within walking distance of Banstead High Street. The property has three reception rooms, one of which could serve as a bedroom, having an en-suite shower room. Other features include a double garage and driveway parking for five cars.

The property consists of an entrance hall, sitting room, dining room, 24' kitchen, reception three/bedroom five, en-suite shower room and

utility room. On the first floor there are four bedrooms, main bathroom and separate w.c. Outside there is a south-facing rear garden with a patio area and the rest laid to lawn. To the front is a driveway with space for five cars in front of the double garage.

This quiet and much requested cul-de sac enjoys a fantastic position and is within walking distance of Banstead's 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





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Total Area: 2110 SQ FT • 195.98 SQ M
 (Including Garage & Utility Room)
 Garage & Utility Room Area: 295 SQ FT • 27.37 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		69	
(55-68) D			
(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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 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.

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