



Geralds Grove, Banstead

The **PERSONAL** Agent

£700,000

Freehold

- 1527sq ft Detached house
- Five bedrooms
- Two bathrooms
- 20' Sitting room
- 15' Kitchen
- Guest cloakroom
- 17' Garage
- Parking for several cars
- Secluded 50' garden
- Peaceful cul-de-sac

A detached house located in a peaceful cul-de-sac location. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. Five bedrooms, two bathrooms, good-sized kitchen, parking for several cars, 50' garden.

To the ground floor are the entrance hall, guest cloakroom, 20' sitting room; dining room, and 15' kitchen. Upstairs are five bedrooms and two bathrooms, one being en-suite. Spanning across 1,527 sq ft, this



house offers ample space for all your needs, whether it be for a growing family or someone who loves to have room to move around freely.

Step outside into the delightful and secluded 50' garden, where you can enjoy the fresh air and perhaps even try your hand at gardening or simply unwind after a long day.

Geralds Grove is a very popular location that is just a short walk from Warren Mead primary school and within close proximity

of Banstead station and local shops. For travelling further afield, the M25 is a short drive away.

If you are looking to enjoy outside space then Epsom Downs is nearby as are the wide open spaces of Nork Park. The practicality of the location continues with a good range of local shops at the end of nearby Nork Way or if you are wanting more variety Banstead High Street, Epsom and Reigate, offering an array of shops, leisure facilities and restaurants, are all a short drive away.

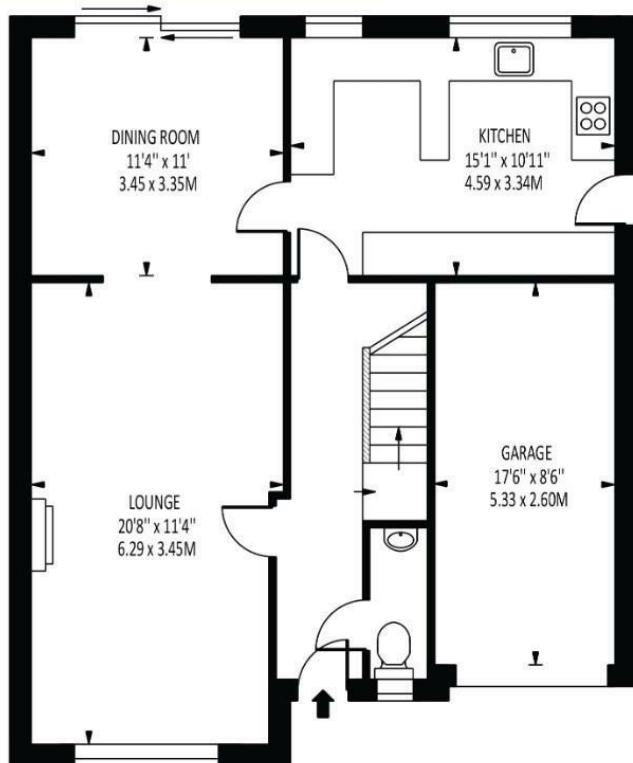




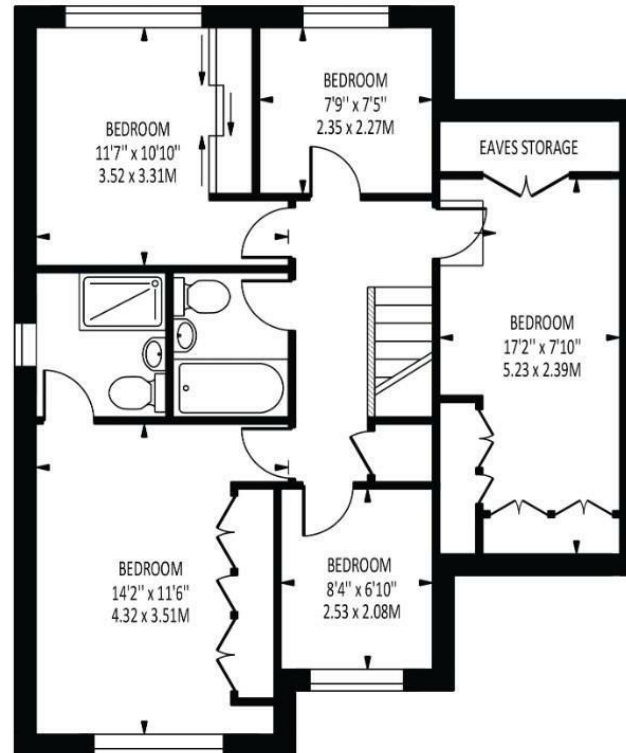
The **PERSONAL** Agent

Gerald's Grove

Total Area: 1527 SQ FT • 141.86 SQ M
(Including Eaves Storage & Garage)
Eaves Storage Area : 22 SQ FT • 2.00 SQ M
Garage Area : 149 SQ FT • 13.86 SQ M



GROUND FLOOR



FIRST 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) A		81
(81-91) B		
(69-80) C		
(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

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 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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.

