



Poplar Drive, Banstead

The **PERSONAL** Agent



# Offers In Excess Of £675,000 Freehold

- 1180 sq ft property
- Extended link detached house
- Three bedrooms
- 24'6 x 11'8 Living/dining room
- 16' x 15'3 Extended kitchen/breakfast room
- Main bathroom
- Downstairs cloakroom
- Landscaped rear garden
- 17'10 x 8'2 Integrated garage with remote control electric garage door
- Brick block driveway for two cars

The Personal Agent are delighted to offer for sale this 1180 sq ft extended three bedroom linked detached house. The property has been refurbished to a high standard by the current owners. Benefits include a 24'6 x 11'8 living/dining room, a 16' x 15'3 extended kitchen/breakfast room. Other benefits include a landscaped rear garden and a 17'10 x 8'2 Integrated garage with remote control electric garage door.

The property comprises of porch, hallway, downstairs cloakroom, a front to back living/dining room (24'6 x 11'8 ), L shaped kitchen/breakfast room with views of the rear



garden and garage access. ( 16' x 15'3 ). On the first floor there are three bedrooms, two of which are doubles. A main bathroom completes the accommodation. Outside there is a landscaped rear garden with patio area. To the front a brick block driveway for two cars.

Banstead is situated in between Epsom Downs, Chipstead and Kingswood. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

The area is ideally situated for transport links with

excellent access to the M25, Epsom, Sutton, Redhill and Reigate. Local amenities include a large ASDA super-store as well as a useful local parade of shops in Nork Way. There are a variety of schools nearby, both state and private.

For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by.

Tenure - Freehold  
Council tax band - F





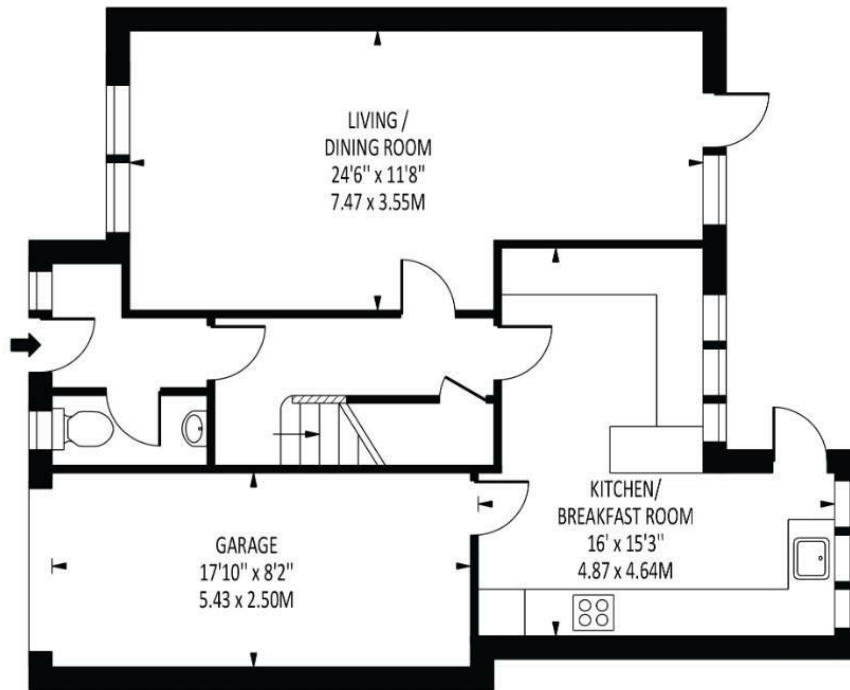


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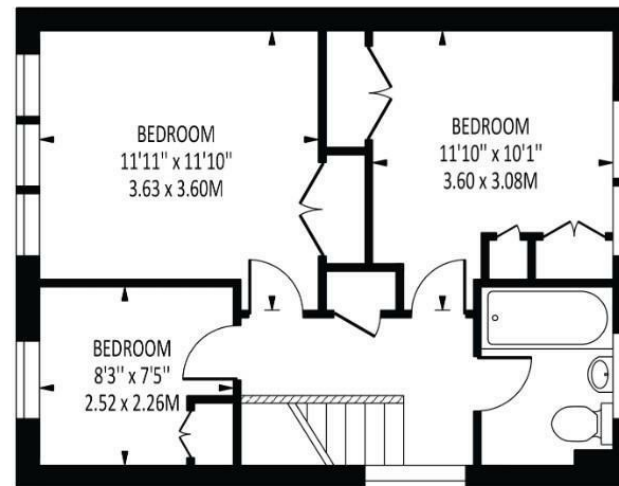


## Poplar Drive

Total Area: 1180 SQ FT • 109.59 SQ M  
(Including Garage)  
Garage Area : 146 SQ FT • 13.58 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) <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>	<b>53</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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**TADWORTH OFFICE**  
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The  
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Agent

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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.



