



De Burgh Park, Banstead

The **PERSONAL** Agent

Offers In Excess Of £825,000 Freehold

- Walking distance of Banstead village
- 1974 sq.ft.
- Four bedroom semi detached house
- Lounge (15'9 x 12')
- Dining room (11'6 x 10'6)
- Conservatory (15'9 x 11'3)
- Primary bedroom (20'6 x 12'9) with en-suite bathroom
- 200 ft plus rear garden with Views
- Garage (17' x 9'3)

The Personal Agent are delighted to offer for sale this 1974 sq ft four bedroom semi detached property situated in a tranquil location at the end of a cul-de-sac. The property benefits from far reaching views and a 200ft (tbc) plus rear garden. The property offers the potential to extend (subject to necessary planning permission).

The property comprises of a entrance hall, cloakroom, light and spacious living room with double doors giving access to a dining room, which in turn leads into a conservatory (with a purpose built 'warm' roof) with with doors opening onto the rear garden, and a well fitted kitchen to



the ground floor. The utility room is housed in one side of a studio in the rear garden, the other side offering a work from home or music room with multiple power points, wi-fi and air con.

On the first floor there are two double and one single bedrooms along with a modern family bathroom. The master bedroom with an en-suite bathroom is on the top floor.

Outside to the front of the property there is a gravel drive providing off road parking for several cars and leads to a detached garage. Side access takes you to the stunning rear garden, which measures over 200 ft (tbc) in length and backs onto Banstead Cricket Club.

The property 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.

There are several 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.

This location is ideal for family walks, dog walks, cycling or jogging.

Tenure - Freehold



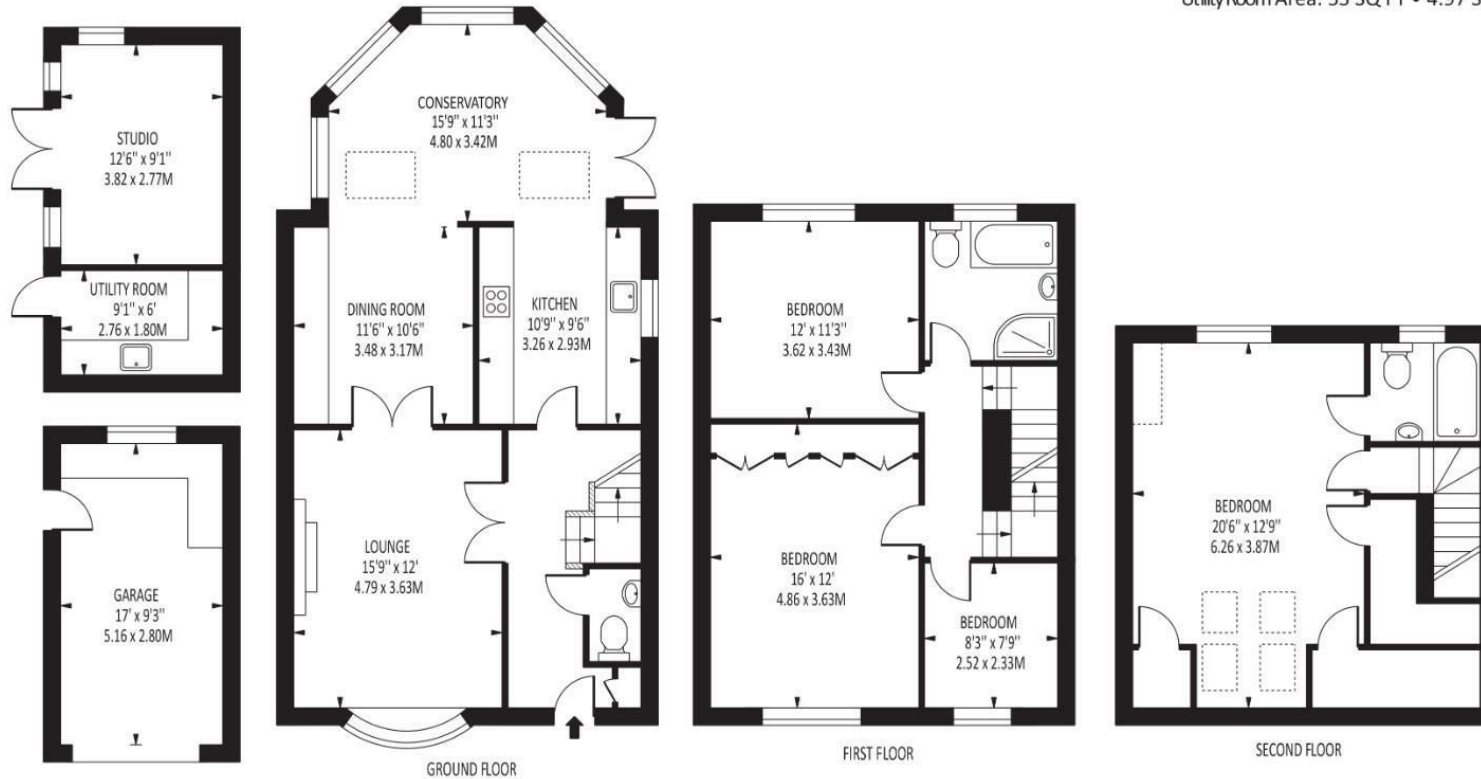


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Pinewood

Total Area: 1974 SQ FT • 183.41 SQ M
(Including Garage, Studio & Utility Room)
Garage Area: 156 SQ FT • 14.45 SQ M
Studio Area: 114 SQ FT • 10.58 SQ M
Utility Room Area: 53 SQ FT • 4.97 SQ M



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	73
England & Wales		
EU Directive 2002/91/EC		

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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.

