



Pembroke Close, Banstead

The **PERSONAL** Agent

£875,000

Freehold

- 1560 sq ft property
- Detached house
- Four bedrooms
- Two reception rooms
- 0.4 acre plot
- In need of renovation throughout
- Driveway parking
- Garage
- Peaceful cul-de-sac
- No onward chain

For sale for the first time in nearly fifty years, this 1560 sq ft four bedroom detached house is situated on a 0.4 acre plot which widens significantly to the rear

The property is situated in a quiet cul-de-sac within walking distance of Banstead village and is being offered for sale with no onward chain. It is in need of renovation throughout.

There are plenty of beautiful countryside walks with Banstead woods and other open green spaces just down the road.



To the ground floor, the property consists of a recessed porch leading to an entrance hall, two reception rooms, a good sized kitchen with access to a utility room and the garage. There is also a guest cloakroom.

On the first floor there are four bright bedrooms, a spacious bathroom and separate wc.

Outside to the rear is a patio area with an array of flowers and shrubs on the 0.4 acre, mostly level, plot. The property also has a driveway to the front with space for two cars.

Banstead village is a seven minute walk away, boasting all your everyday needs, as well as plenty of bars and restaurants. The house is only a short distance away from a number of schools, both state and private.

If you need to travel into London, Chipstead and Sutton stations are a short drive away with direct links into Victoria and London Bridge.

Tenure - Freehold

Council tax band - F





The **PERSONAL** Agent

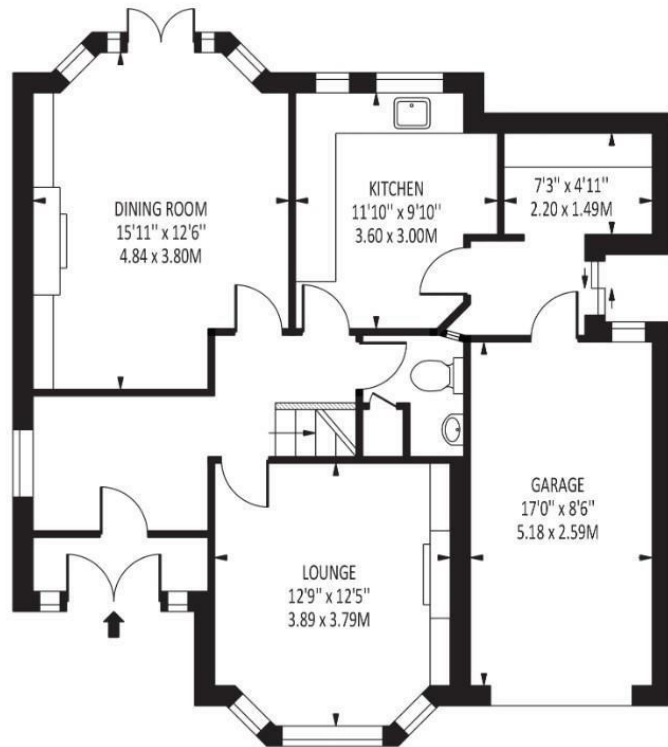


Pembroke Close

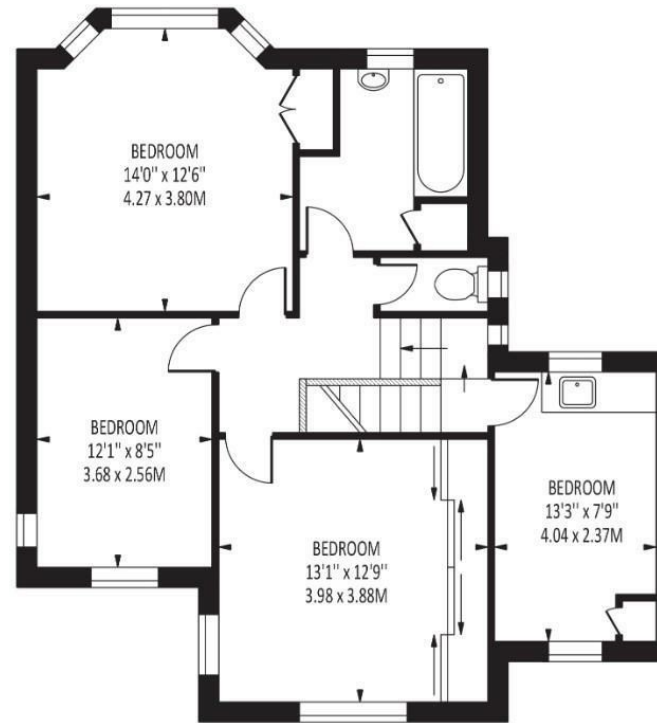
Total Area: 1560 SQ FT • 144.92 SQ M

(Including Garage)

Garage Area : 144 SQ FT • 13.42 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		65
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.

