



Lakers Rise, Banstead

The **PERSONAL** Agent

# Asking Price £475,000

## Freehold

- 815 sq ft property
- Mid terrace house
- Three bedrooms
- 15'9 x 9'6 Kitchen / Breakfast room
- 15'9 x 10'6 Living / Dining room
- Immaculate condition throughout
- Low maintenance garden
- Vendor suited

The Personal Agent are delighted to offer for sale this 815 sq ft three bedroom mid terrace property situated in Banstead.

The property has been refurbished to a high standard by the current owners and benefits from a 15'9 x 10'6 lounge and a 15'9 x 9'6 kitchen / dining room.

Lakers rise is a popular, residential road, surrounded by countryside with Banstead Woods within walking distance. It occupies a convenient location for the nearby villages of Banstead and Coulsdon which offer their wide range of



shopping facilities, supermarkets, restaurants and cafes.

The property comprises of a hallway, downstairs cloakroom, 15'9 x 9'6 Kitchen/breakfast room, 15'9 x 10'6 lounge/diner.

On the first floor are three bedrooms and a main bathroom.

Outside of the property there is a low maintenance rear garden.

Close to the property is the Chipstead Parade shops which include a convenience store/

newsagents, butchers, cafe and wine bar.

There is an excellent choice of schooling both state and independent.

Rail services are at Chipstead, Woodmansterne and Banstead and within minutes is the M25/M23 intersection providing access to both Gatwick Airport.

There are also many acres of open green belt countryside surrounding the property to enjoy.

Tenure - Freehold

Council tax band - D

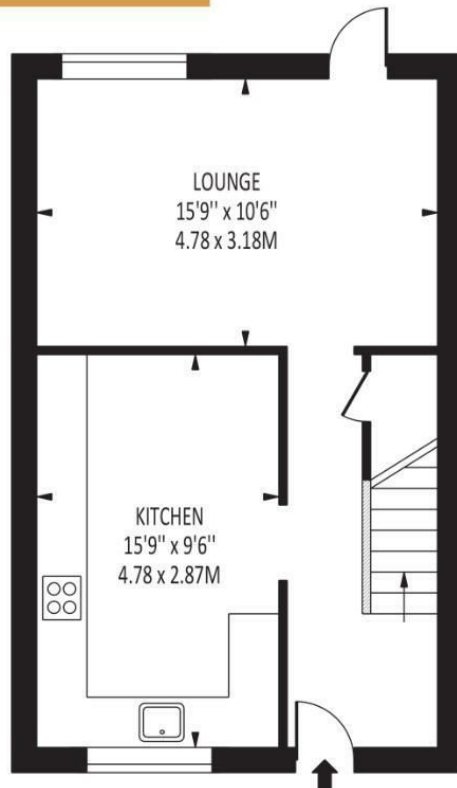




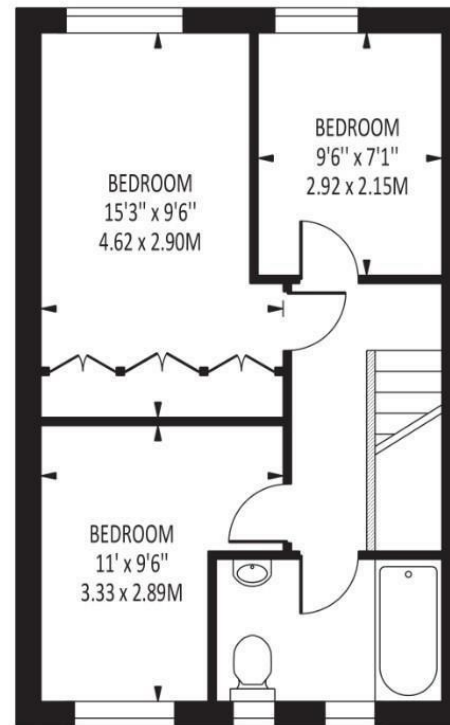
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## Lakers Rise

Total Area: 815 SQ FT • 75.68 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>75</b> | <b>89</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>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>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.

