



Woodmansterne Lane, Banstead

The **PERSONAL** Agent

Offers In Excess Of £475,000 Leasehold

- 1508 sq ft Townhouse
- Four bedrooms
- Two shower rooms
- 10'4 x 7'5 Kitchen
- 13'7 x 8'1 Dining room
- 16 x 12'8 Living room
- Downstairs cloakroom
- First floor Balcony
- Walking distance of Banstead village
- No onward chain

Set on the charming Woodmansterne Lane in Banstead, this delightful terraced townhouse offers an impressive 1,508 square feet of versatile living space, ideally suited for growing families or discerning professionals. Spanning well-planned floors, the property features four well-proportioned bedrooms, two modern shower rooms, and a convenient downstairs cloakroom. The ground floor showcases two inviting reception rooms, providing ideal spaces for formal entertaining, everyday relaxation, and family meals. Outside, the property includes a garage along with off-street parking for two vehicles. Ideally located just a short stroll from vibrant Banstead village with its popular shops, cafes, and amenities, it is also close to four prestigious local golf courses. Offered



with no onward chain, this wonderful home is ready to view.

The property comprises of a hallway, downstairs cloakroom, bedroom four and a dining room. On the first floor there is bedroom two and the main reception room, along with a shower room. On the second floor there are two bedrooms, a shower room and separate wc. Outside there is a garage en bloc.

Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. 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.

Tenure- Leasehold

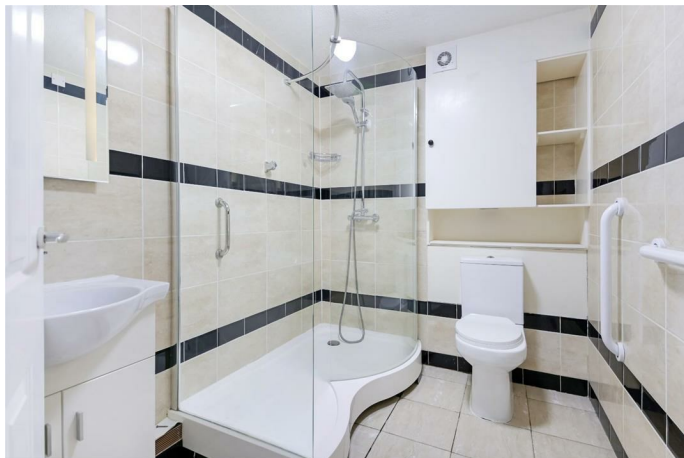
Length of lease (years remaining) - 130

Annual ground rent amount (£) - 15.00

Annual service charge amount (£) - £2,000.00

Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

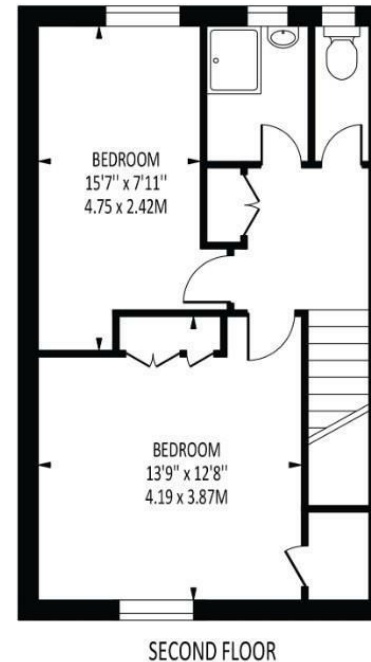
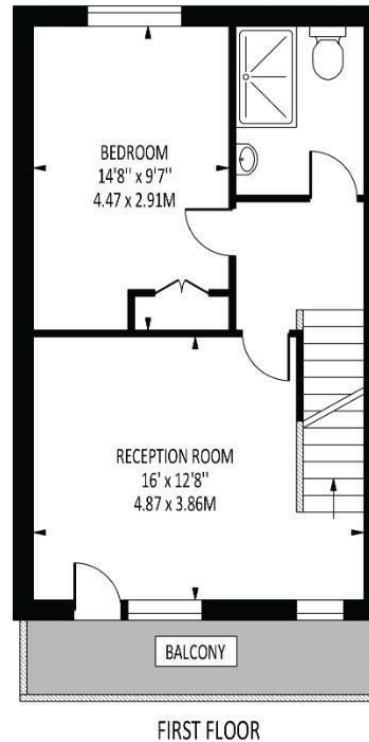
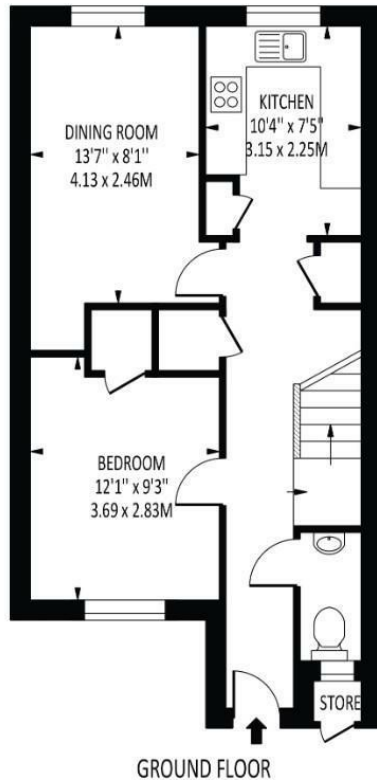
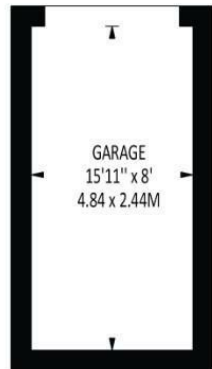




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Well House

Total Area: 1508 SQ FT • 140.10 SQ M
(Including Garage & Store)
Garage Area : 127 SQ FT • 11.81 SQ M
Store Area : 5 SQ FT • 0.42 SQ M



GROUND FLOOR

FIRST FLOOR

SECOND 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		50	74
England & Wales		EU Directive 2002/91/EC	

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STONELEIGH/EWELL OFFICE

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BANSTEAD OFFICE

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TADWORTH & KINGSWOOD OFFICE

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Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

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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.

