



Blue Cedars, Banstead

The **PERSONAL** Agent

# Guide Price £800,000

## Freehold

- 1659 Sq Ft
- Detached family home
- Four bedrooms
- Two bathrooms
- Kitchen/dining room
- Separate living room
- Double garage
- Driveway
- Secluded rear garden
- No onward chain

The Personal Agent are delighted to offer for sale this 1659 sq ft detached four bedroom house situated in a quiet cul de sac location. The property benefits from two reception areas and a 24' x 11'9 kitchen/diner and has no onward chain.

Blue Cedars is a very popular cul de sac that is just a short walk from Warren Mead Primary School and in close proximity of Banstead railway station (services to Victoria). If you are travelling further afield the M25 is just a short drive away.

If you are looking to enjoy outside space then



Epsom Downs itself is just around the corner, as are the wide open spaces of Nork Park.

Downstairs, the property consists of entrance hallway, cloakroom, separate living room, conservatory and a 24' x 11'9 kitchen/diner with patio doors leading out to the rear garden.

The first floor has four bedrooms, all of good size. The principal bedroom has the added benefit of an ensuite shower room and the main bathroom completes the accommodation.

Outside there is a block paved driveway along with a double garage and side access leading to

the rear of the property. The secluded rear garden has a good sized patio, lawned area and an array of flowers and shrubs.

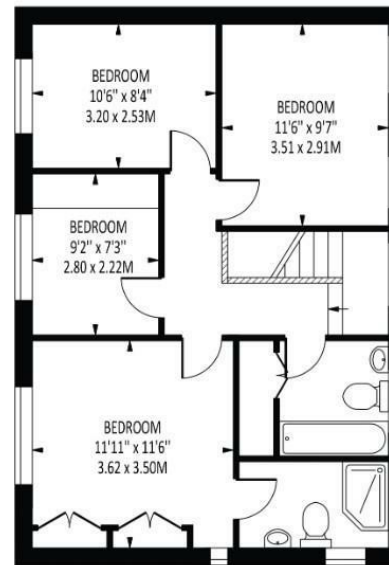
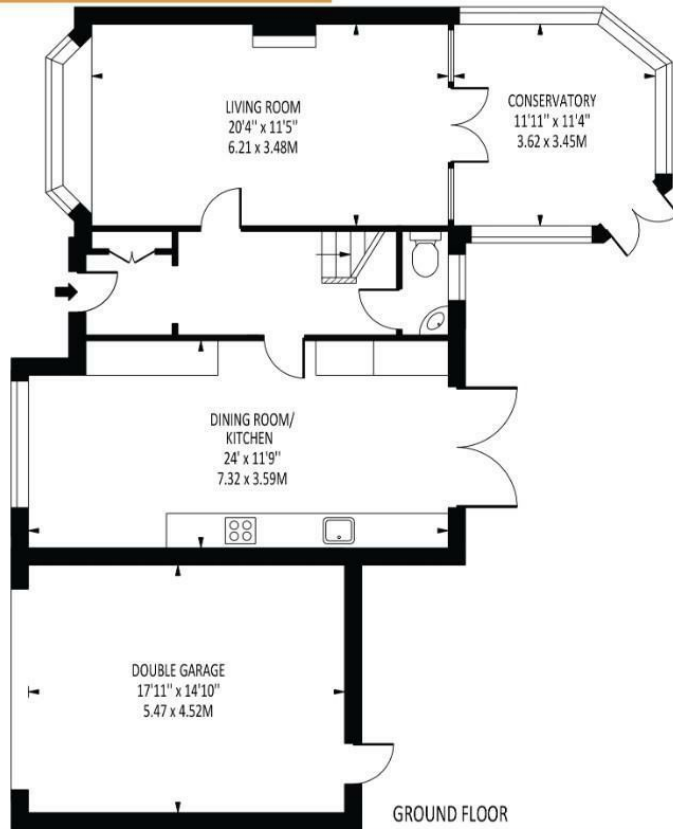
The practicality of the location continues with a selection of local shops at the end of nearby Nork Way or if you are wanting more variety, the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants, is just a couple of miles away, along with Banstead village being around a mile away.

Tenure - Freehold  
Council tax band - G





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## Blue Cedars

Total Area: 1659 SQ FT • 154.17 SQ M  
(Including Garage)  
Garage Area : 266 SQ FT • 24.72 SQ M

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>85</b>               |
| (69-80) <b>C</b>                            | <b>73</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 2002/91/EC |

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.

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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.

