



Brighton Road, Banstead

The **PERSONAL** Agent

Guide Price £600,000

Freehold

- Walking distance of Banstead village
- Three Bedrooms
- Extended Semi -Detached House
- 24'1 x 15'9 Stunning Kitchen / Dining Room
- 13'9 x 10'9 Lounge / Family Room
- Downstairs Cloakroom
- 19'6 x 16'9 Detached Double Garage
- 1355 sq ft Spacious Property

This charming property offers a wonderful combination of space and modern living, making it an ideal choice for families or those seeking a comfortable home.

With a generous total area of 1355 square feet, the layout is both practical and inviting. Upon entering, you are greeted by a spacious living room measuring 13'9 x 10'9, which provides a versatile space that can be adapted to suit your personal style and needs. This room is perfect for relaxation or entertaining, ensuring a warm welcome for family and friends.

The heart of the home is undoubtedly the open plan kitchen and dining room, which spans an impressive 24'1 x 15'9. This area is designed for both functionality and social interaction, making it an excellent setting for family meals and gatherings. The flow between the kitchen and dining space creates a lively atmosphere, ideal for hosting guests or enjoying quality time with loved ones.



The property features three well proportioned bedrooms, providing ample space for rest and privacy. and a modern family bathroom.

Additionally there is a generous private garden with a detached double garage to the rear.

Situated in a desirable location, this semi-detached house is not only a comfortable living space but also a fantastic opportunity for those looking to invest in a property that combines modern amenities with a welcoming environment.

The three bedrooms provide ample accommodation for families or those seeking extra space. The layout is practical and thoughtfully designed, ensuring that each room is filled with natural light and offers a comfortable retreat at the end of the day. The bathroom is conveniently located to serve all bedrooms.

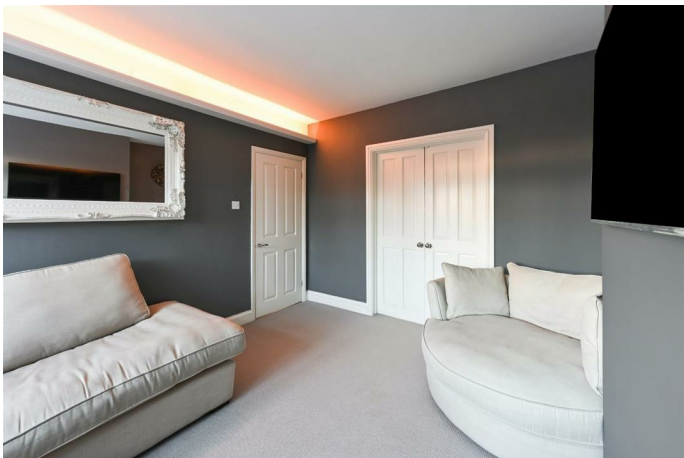
A standout feature of this property is the substantial garage,

measuring 19'6 x 16'9, which offers excellent storage options or the potential for a workshop. The house is situated within walking distance of Banstead village, allowing residents to enjoy the local amenities, shops, and parks that this vibrant community has to offer.

Banstead high street is within walking distance with shops that include a Waitrose Supermarket and the M&S Simply Food store. The village also has numerous high quality cafes and restaurants.

Nearby the open spaces of Banstead Downs provides beautiful walks and cycling routes, Oaks Park and Epsom Downs are also easily reached. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8), and there are rail services at Banstead Station some 0.6 of a Mile away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.

Tenure – Freehold
Council Tax Band: D





The **PERSONAL** Agent

Brighton Road

Total Area: 1355 SQ FT • 125.92 SQ M
(Including Garage)
Garage Area : 322 SQ FT • 29.96 SQ M



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 69 | 79 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| 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.

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 & KINGSWOOD 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 Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

