



The **PERSONAL** Agent

8 Walnut Grove, Banstead

Offers In Excess Of £875,000

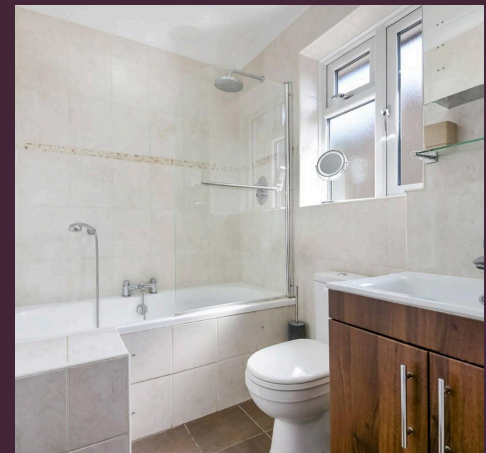
Walnut Grove

Banstead

- Chain Free
- Detached house
- Four bedrooms
- 16'2 x 7'4 Reception room two
- 27'1 x 18'10 Kitchen/Dining room
- 10'5 x 10'4 Study/Snug
- 20'1 x 11'11 Living room
- Ensuite shower room to primary bedroom
- 1886 sq ft property
- Private Driveway providing Ample Parking

This impressive family residence offers a thoughtful layout, starting with a welcoming reception hallway leading to a spacious primary reception room and a versatile second reception room. A separate utility room and downstairs cloakroom add convenience. At the heart of the home is a magnificent 27'1 x 18'10 open plan kitchen and dining area, perfectly suited for modern living.

Upstairs, the property features four well-proportioned bedrooms, including a primary suite with an en suite shower room. Outside, the private rear garden boasts a patio, a well-maintained lawn, and a fantastic 15'4 x 7'7 outdoor bar, creating an ideal setting for entertaining. Off street parking is available to the front.



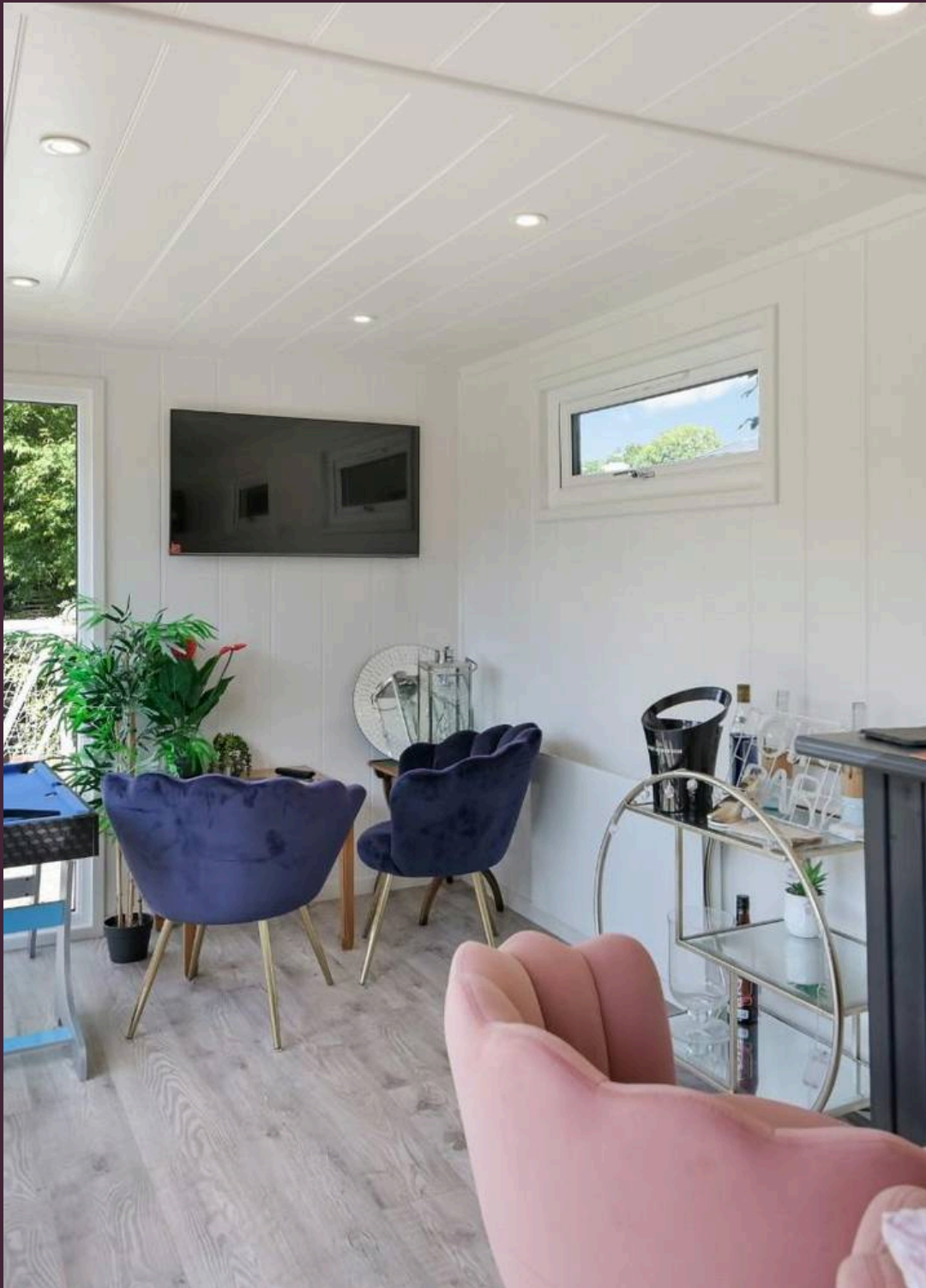


Description

This impressive family residence offers a thoughtfully designed interior layout, beginning with a welcoming reception hallway that leads to a spacious 20'1 x 11'11 primary reception room and a versatile second reception room.

Practicality is enhanced by a separate utility room and a convenient downstairs cloakroom. At the heart of the home is a magnificent 27'1 x 18'10 open-plan kitchen and dining room, perfectly suited for contemporary family living and entertaining. Upstairs, the property hosts four well-proportioned bedrooms, with the primary suite featuring a private en suite shower room.

Outside, the private rear garden provides a delightful patio, a well maintained lawn area, and a fantastic 15'4 x 7'7 outdoor bar, creating an ideal setting for outdoor dining and hosting guests. To the front, the property benefits from ample off street parking.



Positioned for exceptional convenience, the property is just a short stroll from local shops at the end of nearby Nork Way. For a wider selection of high street retail, leisure facilities, and restaurants, the popular market town of Epsom is situated a couple of miles away, while the historic and vibrant Banstead Village is approximately a mile from your doorstep. Combining peaceful suburban charm with easy access to everyday amenities, this location offers an ideal setting for modern family living.

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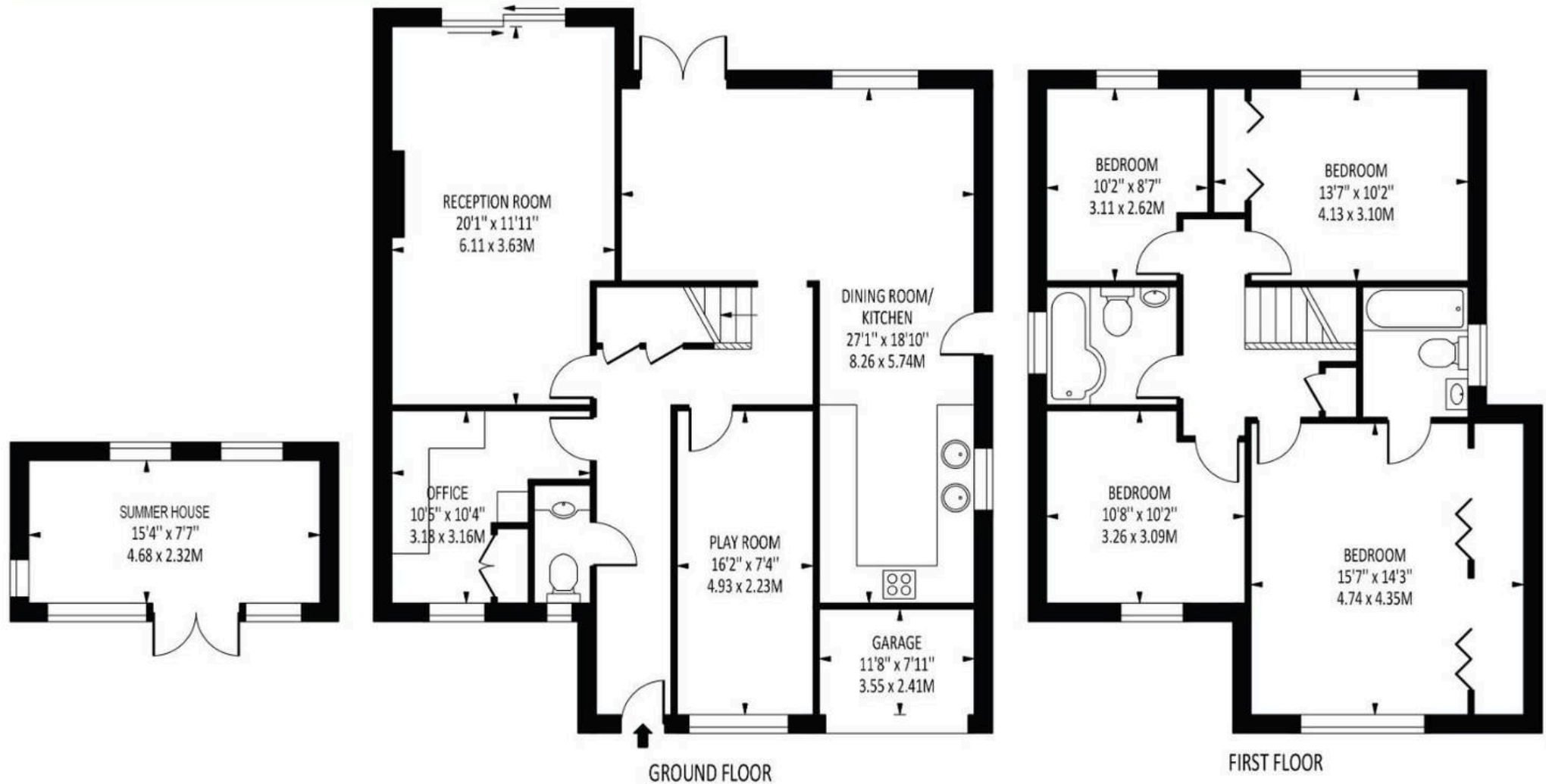
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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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