



Lambert Road, Banstead

The **PERSONAL** Agent

# Guide Price £700,000

## Freehold

- Convenient Walking Distance of Banstead Village
- Semi Detached House
- Three Bedrooms
- En suite to Primary Bedroom
- Downstairs Cloakroom
- 16'9 x 11'6 Kitchen/Diner
- 17'5 x 10'2 Living Room
- Landscaped Side And Rear Garden
- Well Planned 932sq ft property
- Driveway Providing Ample Parking

This charming three bedroom semi detached house is located in the sought after area of Banstead. Spanning an impressive 932 square feet, this property is thoughtfully designed to meet the needs of modern family living, offering both comfort and style.

As you enter, you will be welcomed by a spacious living room measuring 17'5 x 10'2, which provides an inviting atmosphere perfect for relaxation and entertaining guests.

The heart of the home is undoubtedly the well appointed kitchen/diner, boasting generous dimensions of 16'9 x 11'6. This delightful space is ideal for family meals and gatherings, allowing for a seamless flow between cooking and dining, making it the perfect setting for creating cherished memories.

The semi detached nature of the house ensures a sense of privacy while still being part of a friendly community. The property is not just a house; it represents a lifestyle choice, perfectly positioned to enjoy the various amenities that Banstead



has to offer, from local shops to parks and schools, all within convenient walking distance.

With its thoughtful layout and attractive features, this property presents an excellent opportunity for those looking to settle in a desirable area. Whether you are a first time buyer or seeking a family home, this house is sure to meet your needs and exceed your expectations.

The primary bedroom features a convenient en suite, adding a touch of luxury and privacy to your living experience. The additional two bedrooms are well sized, making this home suitable for families or those seeking extra space for guests or a home office.

Outside, the property is complemented by beautifully landscaped side and rear gardens, offering a tranquil retreat for outdoor enjoyment. Whether you wish to host summer barbecues or simply unwind in the fresh air, this garden space is sure to impress. Driveway to the front for ample parking.

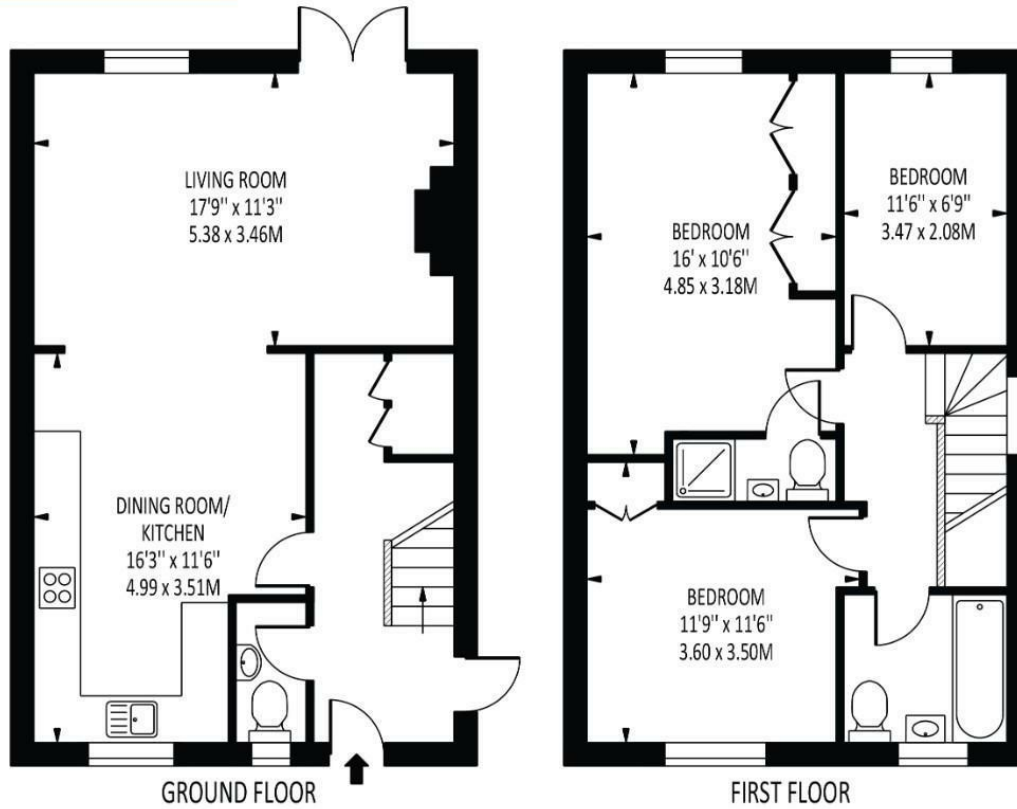
This quiet road enjoys a fantastic position and is within walking distance of the heart of the village with its excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The village also has numerous high quality cafes and restaurants.

Nearby the open spaces of Banstead Downs provide beautiful walks and cycling routes and 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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
<b>England &amp; Wales</b>		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.

