



The **PERSONAL** Agent

The Oval, Banstead
£760,000

The Oval

Banstead

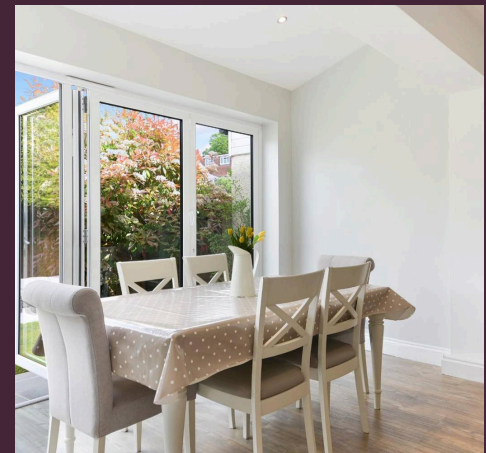
- 8'8 x 8'6 part garage
- Four bedrooms
- 1546 sq ft property
- 13'5 x 12'2 Living room
- En suite shower room
- 27'9 x 18'8 Kitchen/dining/living room
- Semi detached house
- Part converted garage into utility room

The Personal Agent are delighted to offer for sale this 1546 sq ft extended four bedroom semi detached house.

The property benefits from a 27'9 x 18'8 kitchen / dining / living room and a separate 13'5 x 12'2 reception room.

This quiet and much requested cul de sac 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 provides beautiful walks and cycling routes, Oaks Park and Epsom Downs are also easily reached.





Description

The property comprises of a porch leading to a hallway where you have access to the front reception room and the open plan kitchen / dining / living room. Additionally there is access to the downstairs cloakroom and utility room. On the first floor there are four bedrooms, three of which are doubles. The primary bedroom benefits from an en suite shower room and the main bathroom completes the accommodation. Outside there is a patio and lawn area to the rear and to the front is a driveway for ample parking and a 8'8 x 8'6 part converted garage.



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.

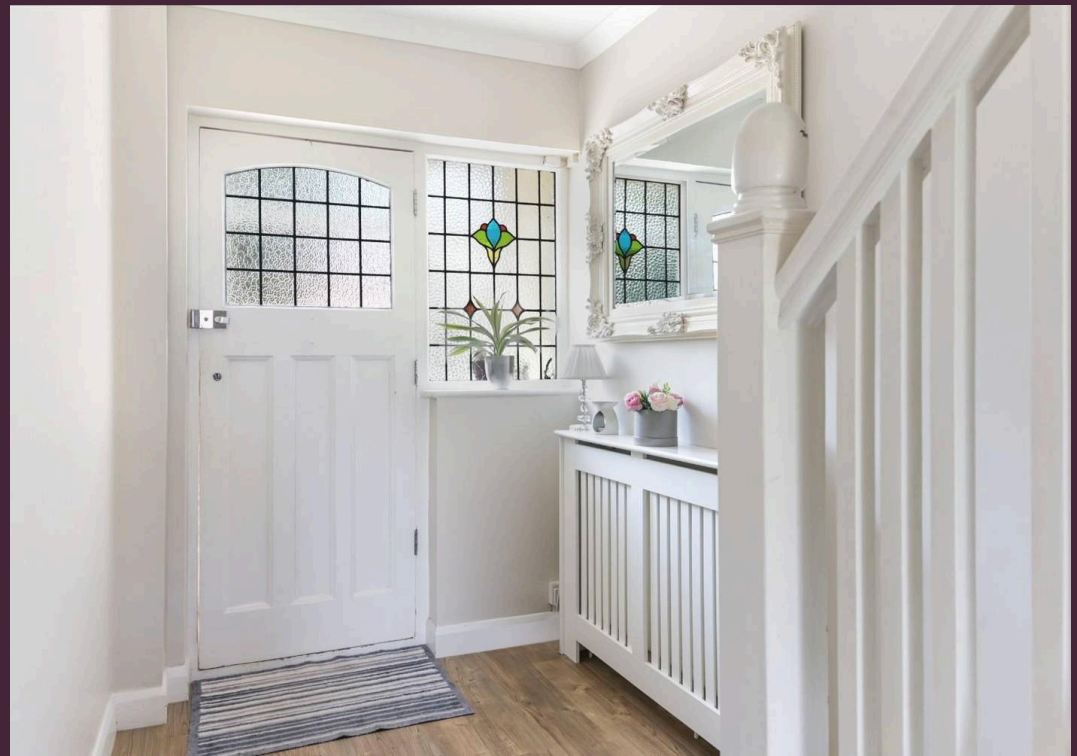
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Council Tax band: TBD

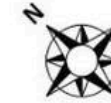
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

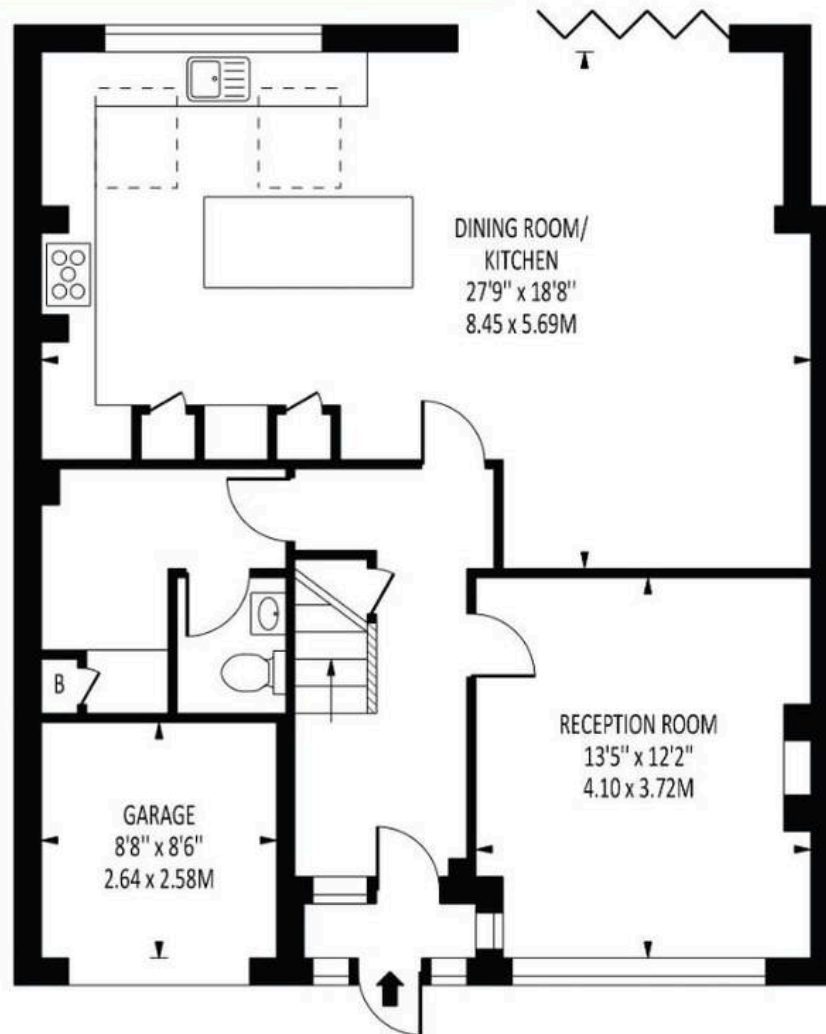


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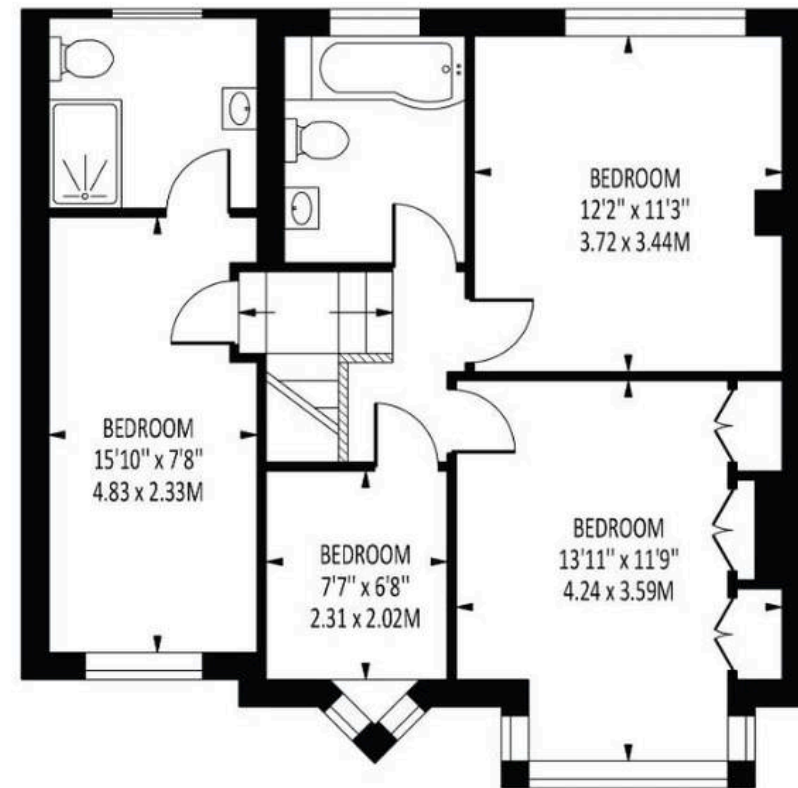


The Oval

Total Area: 1546 SQ FT • 143.62 SQ M
(Including Garage)
Garage Area : 73 SQ FT • 6.81 SQ M



GROUND FLOOR



FIRST 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.



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