



Lyme Regis Road, Banstead

The **PERSONAL** Agent

Guide Price £700,000

Freehold

- Spacious Family Home
- 1791 sq ft
- Four Double Bedrooms
- Spacious Lounge / Dining Room
- Large Modern Kitchen / Dining Room
- Two Bathrooms
- Spacious Master Bedroom With Fitted Wardrobes And Eaves storage
- Driveway Providing Off Street Parking
- Private Mature Garden With Terrace
- Walking Distance Of Banstead Village

On the ground floor there is spacious living family accommodation consisting of a hallway with access to the first floor, this leading to a spacious living room/ dining room, and a large modern kitchen / breakfast room with direct access onto the rear terrace. There are also spacious and useful under the stairs cupboard. On the first floor over a split-level landing, there are three double bedrooms and the family bathroom. On the second floor there is the Master Bedroom with a range of fitted wardrobes and additional eaves storage,



there is also a large loft space providing additional storage.

Outside you have a private driveway providing parking for one car to the front. To the rear is a wonderful south facing garden with a private terrace for quiet evenings, a lawned area, mature shrubs and flower borders.

Banstead village is a short walk away and offers an array of shops and restaurants. For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country

club, Surrey Downs, Walton Heath and the RAC golf club all close by.

Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. With many well-regarded schools close by and easy access to the M25, Banstead is growing more popular by the day.

Tenure - Freehold

Council tax band - E





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Total Area: 1791 SQ FT • 166.42 SQ M
(Including Eaves Storage)
Eaves Storage Area : 59 SQ FT • 5.50 SQ M



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
England & Wales		EU Directive 2002/91/EC

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STONELEIGH/EWELL OFFICE

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TADWORTH & KINGSWOOD OFFICE

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Tadworth, Surrey, KT20 5AG
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LETTINGS & MANAGEMENT

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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.

