



Stirling Close,



# £450,000

- Townhouse
- Four Bedrooms
- Separate kitchen
- Lounge/through diner
- Downstairs shower room
- Main bathroom
- Garage
- Vendor suited



Located in a popular cul de sac within walking distance of Banstead Village high street, this deceptively spacious town house warrants immediate viewing to fully appreciate the flexible and bright accommodation. The ground floor currently serves one double bedroom, modern shower room with stairs up to a large lounge, dining area and separate kitchen on the first floor. The top floor offers spacious master bedroom, two further well proportioned bedrooms and a family bathroom. Further noteworthy points to mention include secluded garden, double driveway, garage. Vendor suited.

When entering the end of terrace townhouse, you have a hallway leading to the garage, Bedroom three and a refitted downstairs shower room. Additionally there is access to the rear garden. On the first floor you have a separate kitchen along with a front to back dual aspect lounge through diner. On the second floor there are two double bedrooms with the main bedroom having fitted wardrobes. A main bathroom completes the accommodation. Outside there is a rear garden with a patio area and a driveway for two cars. Situated in a cul-de-sac location.

Banstead village is a short walk away and offers an array of shops and restaurants. For the golf enthusiasts, 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.

Freehold.







| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            | <b>68</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<br>2002/91/EC |           |

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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.



