



Horsecroft,



# £415,000

## Freehold

- Three bedrooms
- South facing garden
- Walking distance to the village
- Excellent school catchment
- Cul de sac location
- Potential to extend stpp
- Outside store cupboard



The Personal Agent are delighted to bring to the market this three bedroom home located within easy reach of Banstead high street.

Located in a popular cul-de sac, this fine home would be absolutely ideal for someone wanting the longevity of being able to extend in line with a growing family.

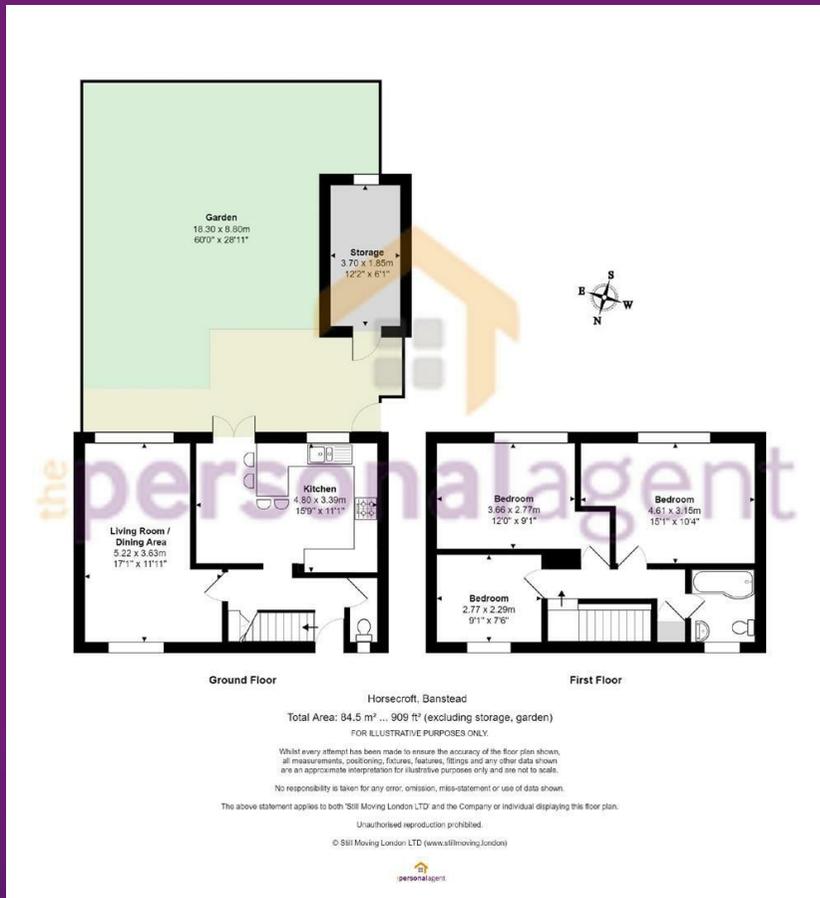
The home also has the added benefit of having a Southerly facing rear garden.

This bright and spacious property offers genuinely well balanced accommodation mixed with an abundance of light, as well as the favoured location and practicality of local amenities and transport links, not to forget the excellent primary school catchment that the property enjoys. Practically speaking, there is an entrance hall, a living room with doors onto the garden, a large kitchen area to the rear of the home, as well as the downstairs w/c . On the first floor there are three excellently proportioned bedrooms, white bathroom suite and access to a large loft that many neighbouring homes have converted into a master bedroom with ensuite. The rear garden is mainly laid to lawn, south facing, and has a large store cupboard.

Set within a popular residential cul-de sac, this deceptively spacious house enjoys a brilliant 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. The open spaces of Banstead Woods and Nork Park provide beautiful walks and cycling routes, 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 1.0 Mile away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 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.



