



Salisbury Road, Banstead

# Offers In Excess Of £650,000 Freehold

- Three spacious bedrooms
- Stunning open plan reception space
- Defined kitchen/dining and family areas
- Lounge area
- Driveway
- Downstairs W.C
- Walk to Town & Station
- Excellent school catchment
- Secluded 50ft x 20ft rear garden



Enjoying a highly convenient location, just a four minute walk from Banstead High Street (0.2 miles), this incredibly well presented and thoughtfully extended semi-detached home warrants immediate inspection to be fully appreciated.

The well designed accommodation provides the perfect layout for modern living with defined reception areas that seamlessly flow in to each other in a modern open plan layout that is perfect for entertaining, social occasions and most importantly, day to day life.

The absolutely stunning open plan reception room to the rear provides the ultimate 'wow' factor and really is the heart of the home, linking wonderfully to the professionally landscaped garden and the living area to the front of the home.

The property benefits from generous and well balanced

accommodation throughout with an absolutely stunning extension on the rear of the property, with an open plan reception space that seamlessly blends dining/family and kitchen areas, providing an excellent entertaining space with direct access to the garden and an abundance of natural light, there is also a living area to the front of the property, a spacious entrance hallway and from a practical sense, the ground floor is completed by a cloakroom.

On the first floor are three very well proportioned bedrooms and a spacious refitted bathroom. A further noteworthy point to mention is the secluded, landscaped 50ft x 20ft rear garden.

This quiet and much requested 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, 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.

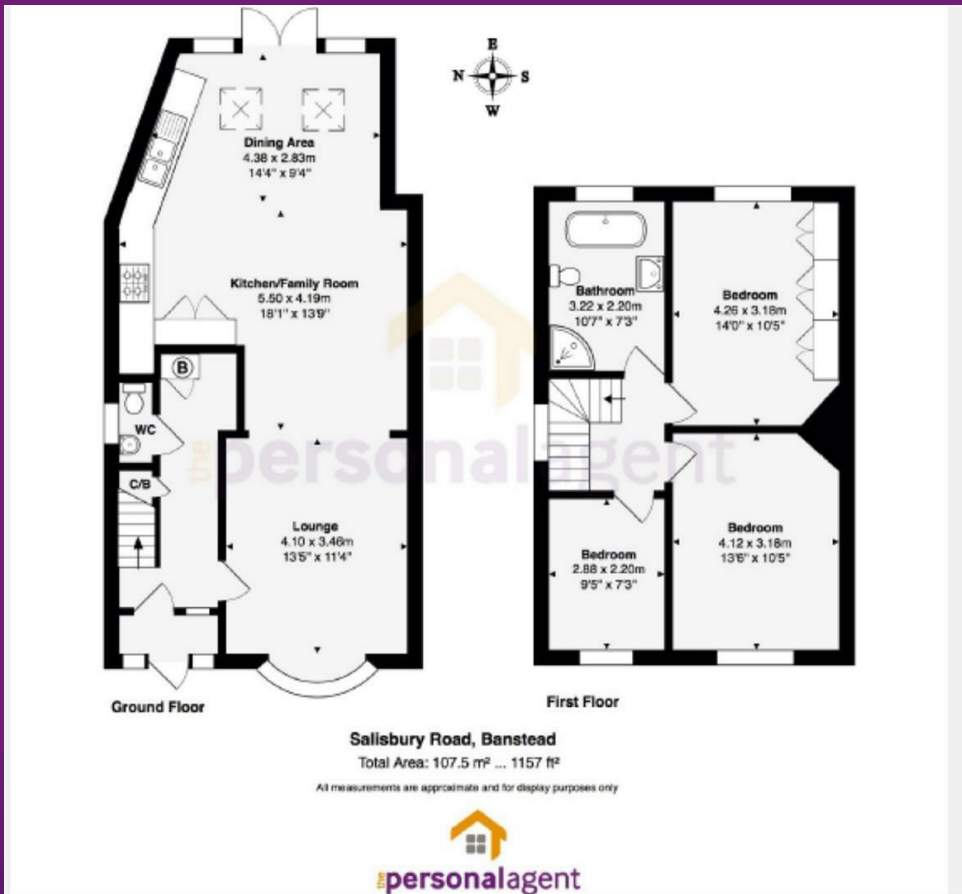
Freehold











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>		<b>64</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	

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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.







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