



Walnut Grove, Banstead

The **PERSONAL** Agent

Offers In Excess Of £875,000 Freehold

- Chain Free
- Detached house
- Four bedrooms
- 20'1 X 11'11 Living room
- 16'2 x 7'4 Reception room two
- 27'1 x 18'10 Kitchen/Dining room
- 10'5 x 10'4 Study/Snug
- Ensuite shower room to primary bedroom
- 1886 sq ft property
- Private Driveway providing Ample Parking

This impressive family residence offers a thoughtful layout, starting with a welcoming reception hallway leading to a spacious primary reception room and a versatile second reception room. A separate utility room and downstairs cloakroom add convenience. At the heart of the home is a magnificent 27'1 x 18'10 open-plan kitchen and dining area, perfectly suited for modern living.

Upstairs, the property features four well-proportioned bedrooms, including a primary suite with an en-suite shower room. Outside, the private rear garden boasts a patio, a well-maintained lawn, and a fantastic 15'4 x 7'7 outdoor bar, creating an ideal setting for entertaining. Off-street parking is available to the front.



This impressive family residence offers a thoughtfully designed interior layout, beginning with a welcoming reception hallway that leads to a spacious 20'1 x 11'11 primary reception room and a versatile second reception room. Practicality is enhanced by a separate utility room and a convenient downstairs cloakroom. At the heart of the home is a magnificent 27'1 x 18'10 open-plan kitchen and dining room, perfectly suited for contemporary family living and entertaining.

Upstairs, the property hosts four well-proportioned bedrooms, with the primary suite featuring a private en-suite shower room. Outside, the private rear garden provides a delightful patio, a well-maintained lawn area, and a fantastic 15'4 x 7'7 outdoor bar, creating an ideal setting for outdoor dining and hosting

guests. To the front, the property benefits from ample off-street parking.

Positioned for exceptional convenience, the property is just a short stroll from local shops at the end of nearby Nork Way. For a wider selection of high street retail, leisure facilities, and restaurants, the popular market town of Epsom is situated a couple of miles away, while the historic and vibrant Banstead Village is approximately a mile from your doorstep. Combining peaceful suburban charm with easy access to everyday amenities, this location offers an ideal setting for modern family living.

Tenure - Freehold
Council tax band - G

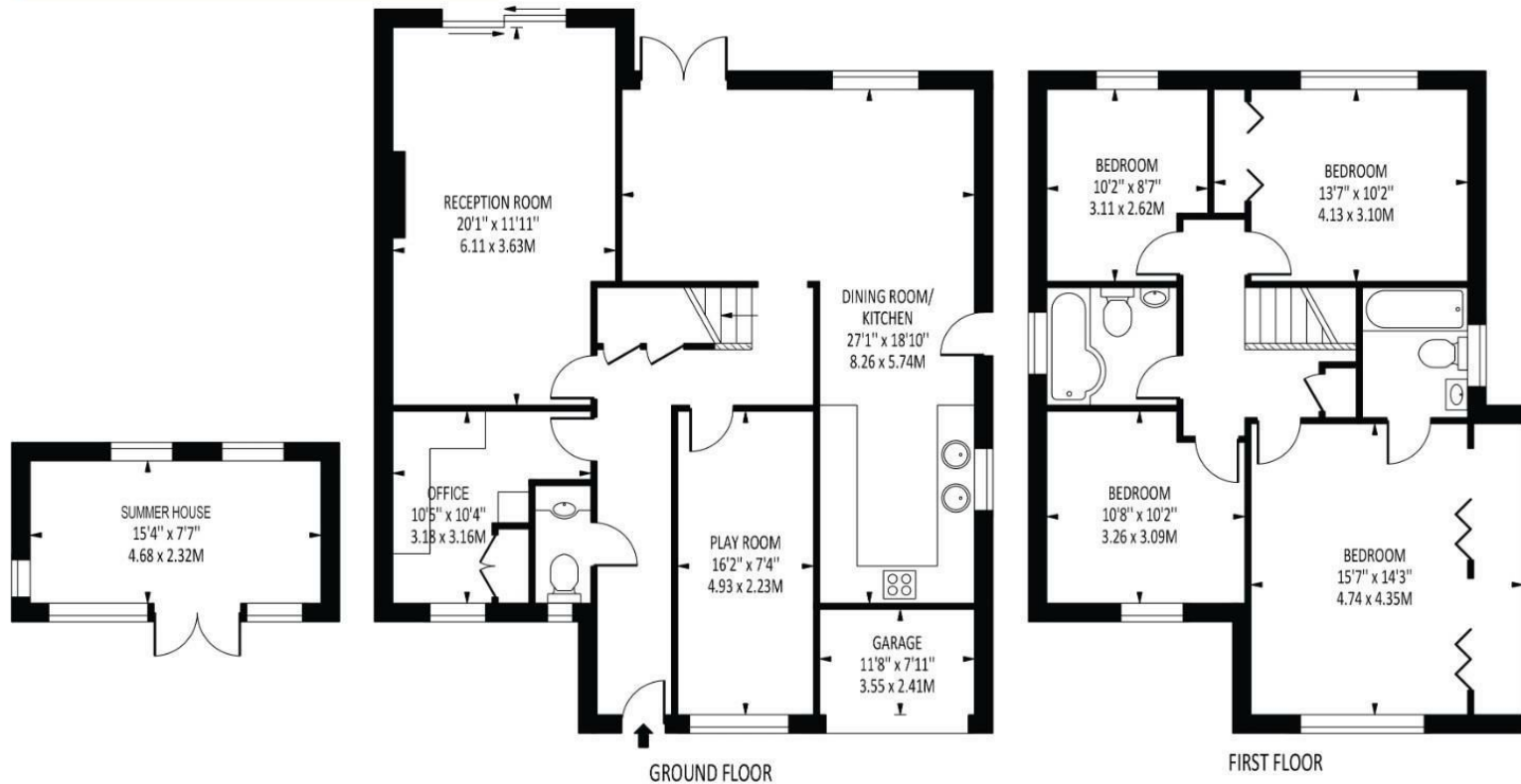




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Total Area: 1858 SQ FT • 172.62 SQ M
(Including Garage & Bar)
Garage Area : 65 SQ FT • 6.00 SQ M
Bar Area : 117 SQ FT • 10.86 SQ M



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		
	63	78
England & Wales		EU Directive 2002/91/EC

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.

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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Agent

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