

SOLD

**Brighton Road
Banstead - Offers Over £760,000**

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Brighton Road Banstead

Offers Over £760,000

- Kitchen Diner & Utility Room
- Dining Room
- Family Room
- Living Room & Study
- Master Bedroom & En Suite
- Three Further Double Bedrooms
- Family Bathroom
- Driveway & Garage
- Large Rear Garden with Potential to Extend STPP
- Close to Banstead Village

Unexpectedly back on the Market and Priced for a Quick Sale. Johnson's are pleased to offer this attractive Georgian style large four bedroom detached property built circa 1948 on a generous plot, near to Banstead Village. Must be seen to appreciate the great position and potential of this property.

The property offers spacious and flexible accommodation comprising light and airy entrance hall, kitchen / diner, utility room, dining room, family room, living room and study. Upstairs there is a master bedroom with en suite, family bathroom and three further double bedrooms. Outside, to the front there is driveway parking for several cars and a garage, whilst to the rear there is a generous sized garden which is mainly laid to lawn. The property is in need of some modernization with additional potential to extend the rear and sides of the property subject to the normal planning consents.



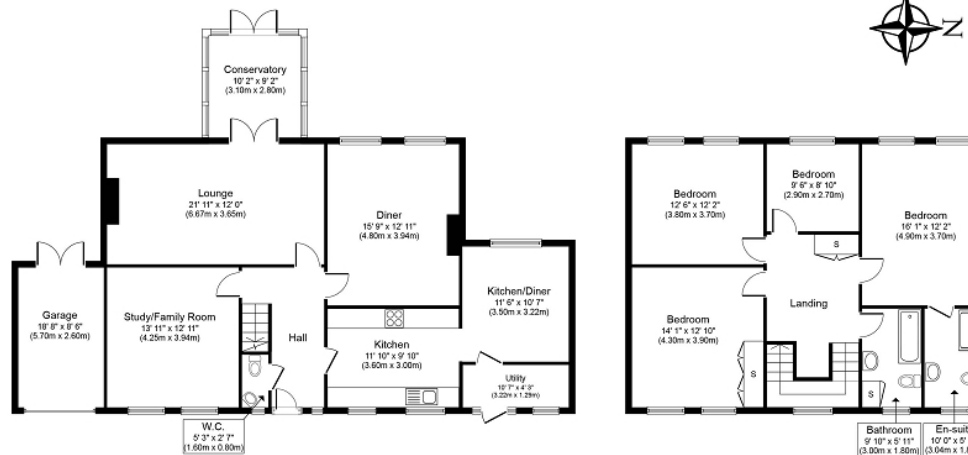
How energy efficient is the property?

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C		76	(69-80) C
(55-68) D	67		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

the layout



Ground Floor
Approximate Floor Area
1,324 sq. ft.
(123.0 sq. m.)

First Floor
Approximate Floor Area
926 sq. ft.
(86.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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the local area



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