



Palmersfield Road, Banstead

The **PERSONAL** Agent

# Guide Price £850,000

## Freehold

- Stunning Extended Family Home With Large Plot
- Fantastic 230 ft Rear Garden
- Four Bedroom Semi Detached House
- Generous 21'3 x 16'8 Kitchen/Dining Room
- 15'2 x 11'11 Living Room With Burner
- En-suite Shower Room to Master Bedroom
- Private Driveway Providing Ample Off Street Parking
- Walking Distance Of Banstead Village
- Excellent Potential To Extend (STPP)
- 1520 sq ft Property

A charming four bedroom semi detached house located in a highly desirable residential area of Banstead. Spanning an impressive 1,520 square feet, this property is perfect for families seeking a spacious and comfortable home.

Upon entering, you will find two inviting reception rooms that provide ample space for both relaxation and entertainment. The living room, measuring 15'2" x 11'11", provides a cosy atmosphere for unwinding after a busy day.

The real heart of the home is the expansive kitchen and dining area, measuring an impressive 21'3" x 16'8", this bright and airy space is ideal for hosting gatherings or enjoying family meals, with plenty of room for cooking and dining.

The property features four well-proportioned bedrooms, including a master bedroom with a convenient en-suite bathroom, offering a private sanctuary for rest and rejuvenation. The additional bedrooms are perfect for children, guests, or even a home office.



The stunning 230 ft rear garden is a standout feature, offering a delightful outdoor space for children to play and gardening enthusiasts to indulge their passion.

Conveniently located within walking distance of Banstead village, residents can easily access a variety of local amenities, shops, and parks, making this property not only a lovely home but also a gateway to a vibrant community. This semi detached house is a wonderful opportunity for those looking to settle in a welcoming neighbourhood.

As you enter this four double bedroom semi detached property. You are met with a light and airy hallway that leads to the separate lounge, the open plan living/dining/kitchen room is at the back of the property and looks out to the large decked and lawn area of the rear garden. A downstairs cloakroom completes the ground floor accommodation.

On the first floor you have three double bedrooms and a main bathroom, with stairs to the loft conversion. The loft conversion is the primary double bedroom with an en-suite shower room.

Outside there is a large decked area leading to two outbuildings and a flat lawn area with mature trees. Circa 230 ft rear garden. The front of the property is home to a brick block driveway, which provides ample parking.

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 0.4 of a Mile away. In short, the property enjoys an ideal location for accessing the areas cultural & leisure venues.

Tenure - Freehold.



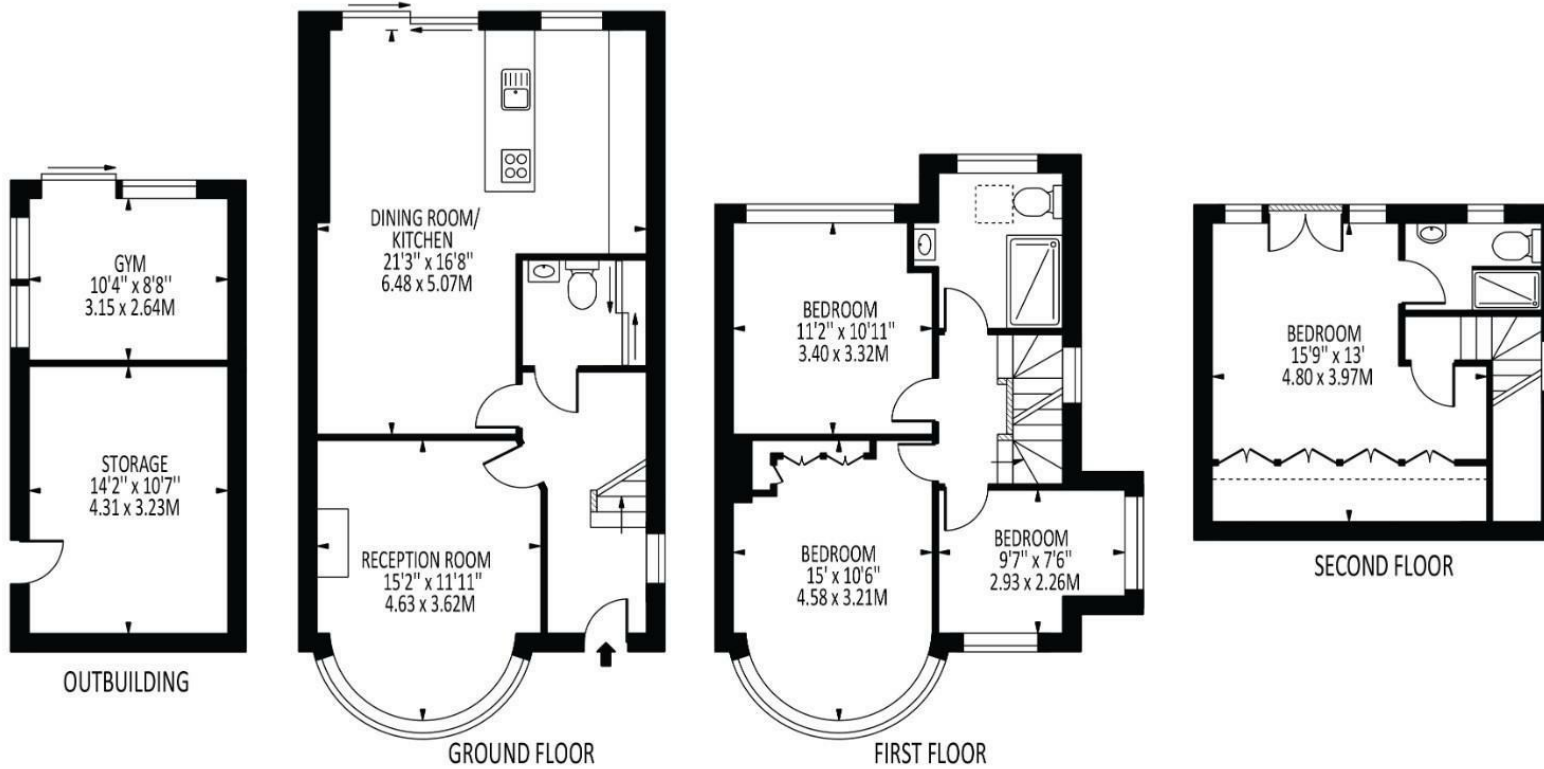


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### Palmersfield Road

Total Area: 1520 SQ FT • 141.21 SQ M  
 (Including Restricted Height Area & Outbuilding)  
 Restricted Height Area : 30 SQ FT • 2.80 SQ M  
 Storage Area : 90 SQ FT • 8.32 SQ M  
 Gym Area : 90 SQ FT • 8.32 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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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