



Commonfield Road, Banstead

The **PERSONAL** Agent

Offers In Excess Of £700,000 Freehold

- Chain Free
- Three bedroom semi detached house
- Two reception rooms
- 15'5 x 9'7 kitchen
- Private secure gate to Banstead downs
- Mature rear garden with pond and array of fruit trees
- Driveway for four cars
- Walking distance to Banstead train station and bus stop
- Walking distance of Banstead village
- 1202 sq ft property

This charming three bedroom semi detached house located on Commonfield Road in the desirable area of Banstead. With a generous living space of 1202 square feet, this property is well-suited for families or individuals seeking additional room to grow and thrive.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is designed to offer both comfort and functionality, making it an ideal setting for family gatherings or quiet evenings at home. The property features three well-proportioned bedrooms, ensuring that everyone has their own personal space.

The bathroom is conveniently located, catering to the needs of the household. The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly neighbourhood.

Some of the most appealing aspects of this home its generous



rear garden and close proximity to Banstead village, which is merely a short stroll away. Here, residents can enjoy a delightful selection of shops, cafes, and local amenities, making everyday errands effortless. The area is renowned for its strong community spirit and beautiful surroundings, providing a peaceful lifestyle that many desire.

In summary, this property offers a wonderful opportunity to own a spacious family home in a vibrant and welcoming community. With its ideal location and comfortable living spaces, it is a must-see for anyone looking to settle in Banstead.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The layout is both practical and welcoming, ensuring that every corner of the home is utilised effectively. The property also boasts a downstairs cloakroom, A well-appointed bathroom, catering to the needs of modern living.

Additionally, the property includes a generous garage measuring 17'10 x 8', offering valuable storage space or the potential for a workshop. With no onward chain, this home is ready for you to move in and make it your own without delay.

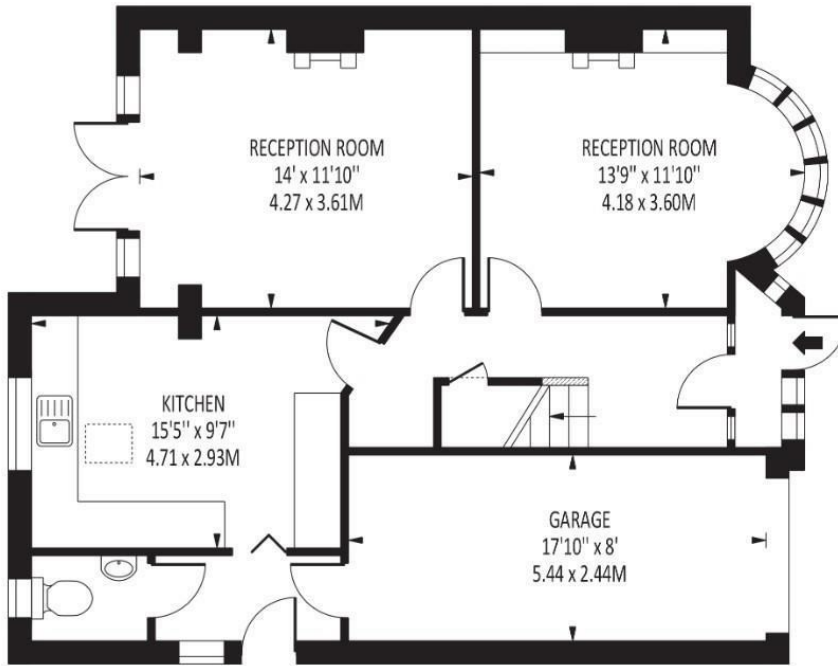
Within walking distance of the heart of the village with its excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The village also has numerous high quality cafes and restaurants.

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.

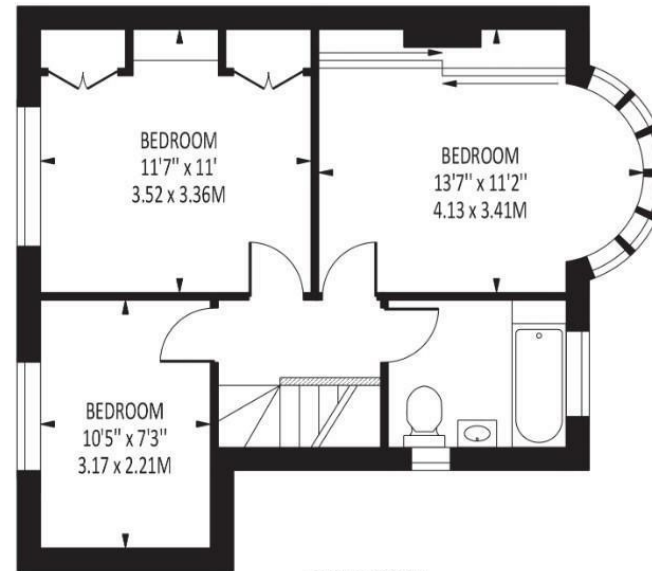
Tenure - Freehold.
Council Tax Band: E







GROUND FLOOR



FIRST FLOOR

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

