



Commonfield road, Banstead

The **PERSONAL** Agent

# Offers In Excess Of £800,000 Freehold

- 1631 sq ft property
- Semi detached House
- Four bedrooms
- En-suite to primary bedroom
- 14'8 x 11'11 Living room
- 14' x 11'10 Dining room
- 14'2 x 7'1 Snug
- 20'10 x 13'10 Extended kitchen
- Walking distance of Banstead village
- Rear access to Bridleway leading to Banstead Downs

The Personal Agent are delighted to offer for sale this 1631 sq ft Four bedroom extended semi detached situated in a quiet road within walking distance of Banstead village. The property benefits from three reception rooms and a 20'10 x 13'10 Kitchen/breakfast room.

The property comprises of a Enclosed porch, Hallway, Downstairs cloakroom, three reception rooms currently used as a lounge, Dining room and snug. A 20'10 x 13'10 Kitchen/Breakfast room. On the first floor there are four bedrooms with an en-suite to the primary bedroom and a main bathroom, Bedroom one and two have built



in wardrobes. Outside there is a patio area leading to a lawn area with access to two outbuildings. A driveway to the front for three cars with an external 13A EV charging point.

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 0.5 of a Mile away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sporting venues.

Tenure: Freehold  
Council Tax Band: E

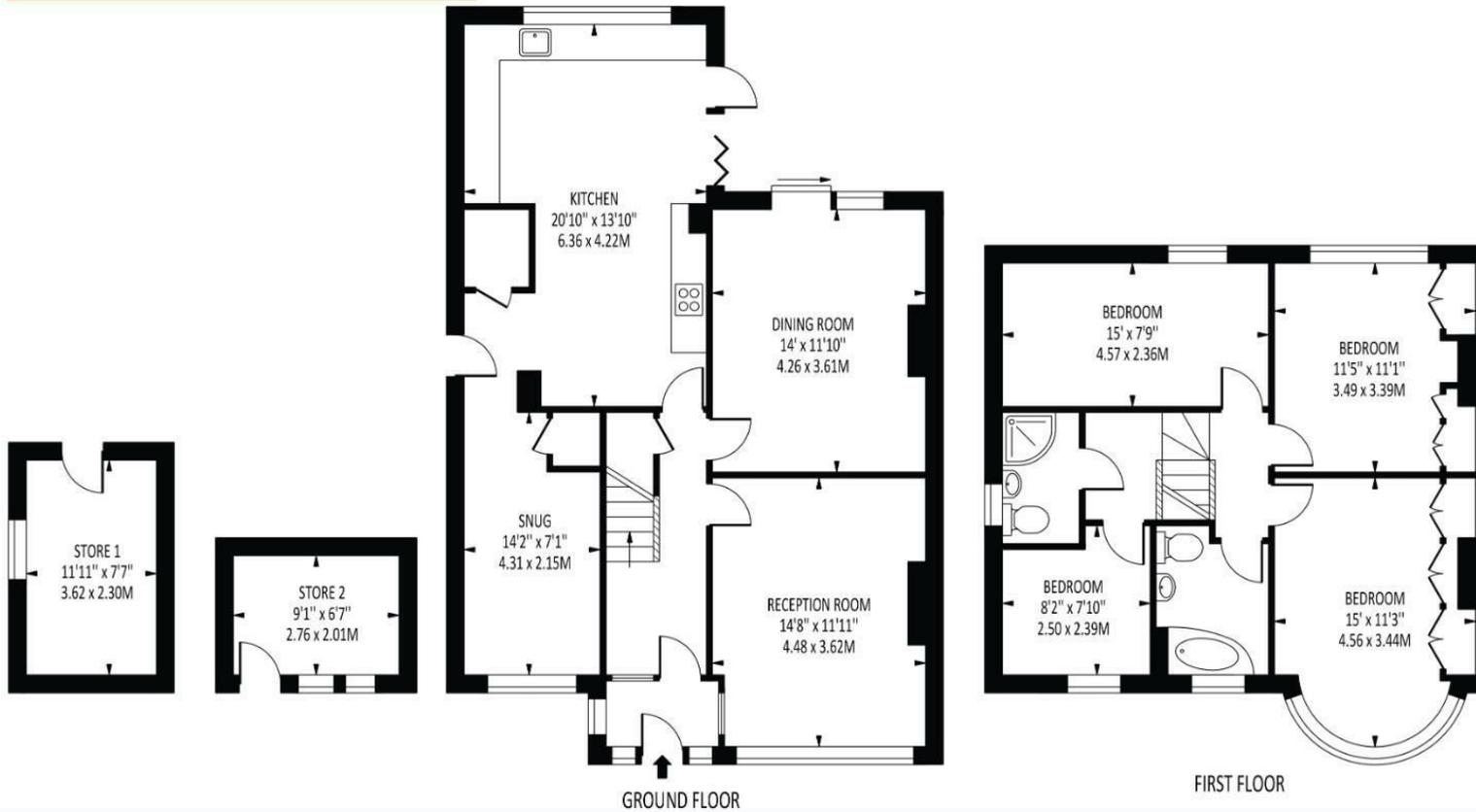




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### Commonfield Road

Total Area: 1631 SQ FT • 151.51 SQ M  
 (Including Stores)  
 Stores 1 Area : 90 SQ FT • 8.33 SQ M  
 Stores 2 Area : 60 SQ FT • 5.56 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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			
		74	81
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.

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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.

