



Parsonsfield Road, Banstead

The **PERSONAL** Agent

Offers In Excess Of £685,000 Freehold

- 1493 sq ft property
- Extended semi detached house
- Three bedrooms
- 22'1 x 11'11 Kitchen/dining room
- 19'9 x 13'10 Reception room
- Utility room
- Downstairs cloakroom
- 14'7 x 12'2 Outbuilding
- 15'2 x 7'6 Garage

The Personal Agent are delighted to offer for sale this 1493 sq ft three bedroom extended semi detached house. The property benefits from a 22'1 x 11'11 kitchen/dining room and a 19'9 x 13'10 reception room.

Other benefits include a utility room, downstairs cloakroom and garage.

The property comprises of a hallway, downstairs cloakroom, 19'9 x 13'10 reception room, 22'1 x 11'11 kitchen/dining room. 9'8 x 8'8 utility room.

On the first floor there are three bedrooms and a



main bathroom.

Outside there is a patio and large lawn area with access to an 14'7 x 12'2 Outbuilding. Driveway to the front for ample parking.

Parsonsfield Road is a very popular residential road that is just a short walk from Warren Mead primary school and close proximity of Banstead railway station which is just a short distance away. If you are travelling further afield the M25 is just a short drive away.

If you are looking to enjoy outside space then

Epsom Downs itself is just around the corner as are the wide open spaces of Nork Park.

The practicality of the location continues with a number of local convenience stores at the end of nearby Nork Way or if you are wanting more variety the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants is just a couple of miles away, as is the pretty and vibrant Banstead Village.

Tenure - Freehold
Council tax band - E



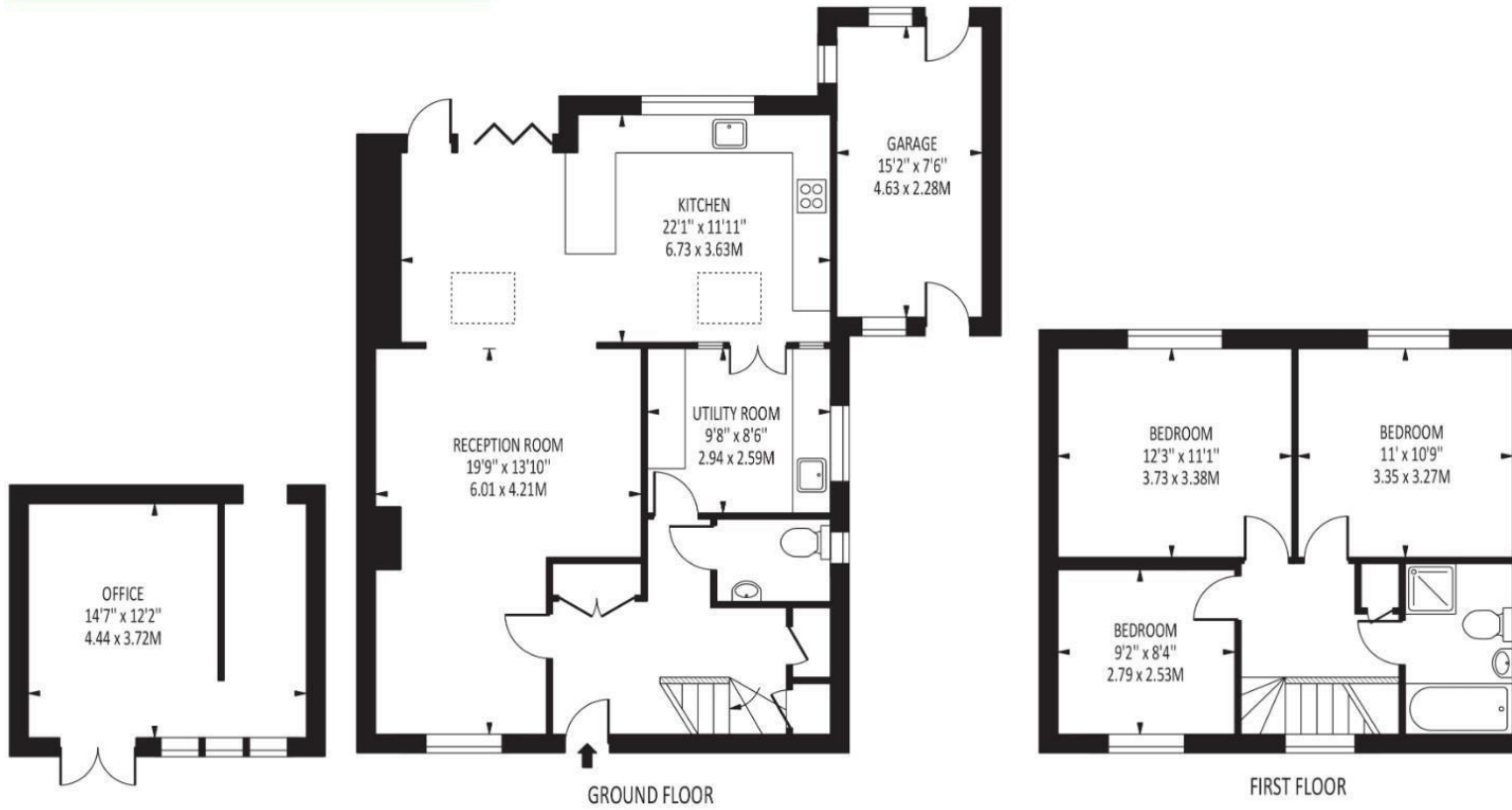


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Parsonsfield Road

Total Area : 1493 SQ FT • 138.74 SQ M
 (Including Garage & OFFINE)
 Garage Area : 114 SQ FT • 10.56 SQ M
 Office Area : 178 Q FT • 16.52 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only

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

LETTINGS & MANAGEMENT
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