



Sandersfield Road, Banstead

The **PERSONAL** Agent

Price Guide £795,000

Freehold

- Immaculate throughout
- Extended to the rear and loft
- Utility room
- Two bathrooms (including en-suite)
- Paved driveway
- Landscaped garden
- Close to High Street
- Great local schools

The Personal Agent is thrilled to present an exceptional opportunity to acquire this beautifully extended four bedroom terraced house on the prestigious Sandersfield Road in Banstead. This property has undergone a complete renovation by the current owners, featuring both a rear and loft extension that enhances its appeal and functionality.

Upon entering, you will be welcomed by a thoughtfully designed layout that caters perfectly to modern family living. The heart of the home is undoubtedly the open plan kitchen and dining area, which provides an ideal space for entertaining family and friends. Additionally, there is a spacious reception room that offers versatility for various uses, along with a convenient utility room complete with a toilet.

One of the standout features of this property is the impressive loft extension. With a ceiling height that exceeds standard measurements, the space is flooded with natural light, and the bi fold windows open to reveal breath taking views over London, creating a stunning backdrop for everyday life.

Outside, the property boasts a driveway for off street parking and a beautifully landscaped garden that is both easy to maintain and perfect for



entertaining guests during the warmer months.

The location is superb, just a short stroll from the vibrant Banstead High Street, where you will find an array of excellent shops, restaurants, and pubs. The area is also well served by local schools and public transport, making it an ideal choice for families.

Banstead offers a delightful lifestyle, combining the charm of a close-knit community with the convenience of urban amenities. This property is a must see for anyone seeking a family home in a highly desirable location.

Downstairs the property comprises of a spacious front reception room with fireplace and bespoke shutters. There is also a modern utility room with utilities as well as a convenient toilet. To the rear of the property is the extended open plan kitchen/diner which has all of the bells and whistles, including integrated appliances, "Quooker tap" central island and bi-fold doors. The first floor is made up of three bedrooms and a family bathroom. The second floor is a loft extension with ample space for bed, storage and even a lounge area. There is also an en suite. The rear garden is mainly patio, perfect for entertaining and also has rear access.

The location is particularly well suited to families and those who enjoy the convenience of local amenities. Banstead High Street is less than 0.1 mile from the property, offering a variety of shops, cafés, restaurants and everyday essentials, while several well-regarded primary schools are also within easy walking distance.

For those who enjoy the outdoors, Banstead offers an abundance of green open spaces, including Lady Neville Park, which is just a short stroll from the property and provides an ideal setting for family walks and recreation.

Tenure - Freehold
Council Tax Band - E



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Sandersfield Road
Total Area: 1781 SQ FT • 165.43 SQ M



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		
(81-91) B		
(69-80) C	77	84
(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

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