



Glenfield Road, Banstead, Surrey  
Asking Price £850,000 - Freehold



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HARLOW**























This CHAIN FREE property is located on Glenfield Road one of the sought after roads directly off of Banstead High Street. This delightful home is in great condition and offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The residence boasts three well-appointed reception rooms, providing ample space for relaxation and entertaining guests.

The heart of the home is the open-plan kitchen and family area, this inviting space is perfect for both casual family meals and more formal gatherings. Additionally, a convenient utility room enhances the functionality of the kitchen, making daily chores a breeze.

The property features two bathrooms, ensuring that morning routines run smoothly for all family members. Outside, the south-west facing garden is a true gem, offering a sun-drenched retreat for outdoor enjoyment. Whether you wish to cultivate a garden, host summer barbecues, or simply unwind in the fresh air, this garden caters to all your needs.

For those who work from home or require a quiet space for study, the summer house serves as an excellent office, providing a peaceful environment away from the main living areas. Furthermore, the property includes parking for two vehicles, adding to the convenience of this lovely home.

## THE PROPERTY

The property is a 1930's end of terraced house which has been the subject to extensions to the side, rear and a loft conversion giving accommodation arranged over three floors. The lounge has been recently decorated, there is a study/playroom and then an open plan kitchen/family room and utility room. To the first floor there are three bedrooms, family bathroom and the master bedroom is located on the second floor with an en-suite and dressing area/walk in wardrobe.

## OUTSIDE SPACE

There is a driveway to the front providing off street parking for

two vehicles. To the rear there is an attractive south-west rear garden approximately 90 feet in length, mainly laid to lawn with a patio and an outside summer house currently used as a home office.

## THE LOCAL AREA

The property is located in a sought after road just off Banstead Village High Street which offers an array of local shops, all local amenities as well as excellent schools and public transport.

## VENDOR THOUGHTS

We have enjoyed our last 10/11 years at this house and have made lots of lasting memories as a family and lifelong friendships with our neighbours. We have loved the convenience of being able to stroll to the High Street within a couple of minutes and all it has to offer. We hope the new owners will enjoy the property as much we have.

## WHY YOU SHOULD VIEW

We are incredibly honoured to represent this house, located in a friendly road and exceptionally close to Banstead Village High Street. It comes with everything good about living in Banstead. Our feeling is the new owners will settle quickly and enjoy many years here.

## KEY FEATURES

Open plan kitchen/family room - Three reception rooms - Four bedrooms - Master bedroom with en-suite and dressing room - 90ft south-westerly aspect rear garden - Off street parking for two cars - A very short walk of Banstead Village High Street

## LOCAL SCHOOLS

St Annes Catholic Primary School – Ages 4-11  
Banstead Infant School – Ages 4-7  
Banstead Community Junior School – Ages 7-11  
The Beacon School Secondary School – Ages 11-16  
Banstead Preparatory School – Aged 2-11  
Aberdour School – Ages 2-11

## LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton  
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station  
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)  
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## LOCAL TRAINS

Banstead – London Victoria 1 hour  
Sutton – London Victoria 33 minutes  
Sutton to London Bridge 39 minutes  
Tattenham Corner Station – London Bridge, 1 hour 9 min

## WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## COUNCIL TAX

Reigate & Banstead BAND E £2,992.97 2025/26

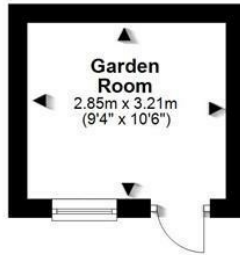




Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

### Ground Floor

Approx. 92.9 sq. metres (999.8 sq. feet)



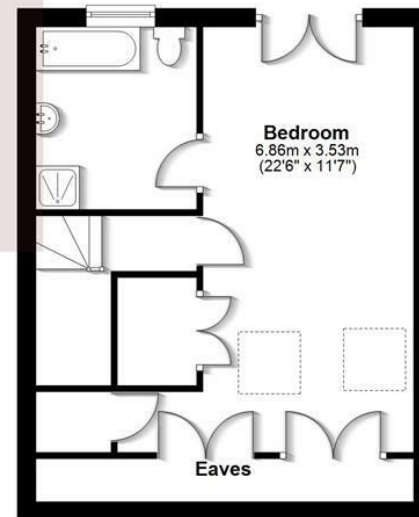
### First Floor

Approx. 54.8 sq. metres (590.2 sq. feet)



### Second Floor

Approx. 46.7 sq. metres (502.6 sq. feet)



Total area: approx. 194.4 sq. metres (2092.6 sq. feet)

| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 83                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 72      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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