

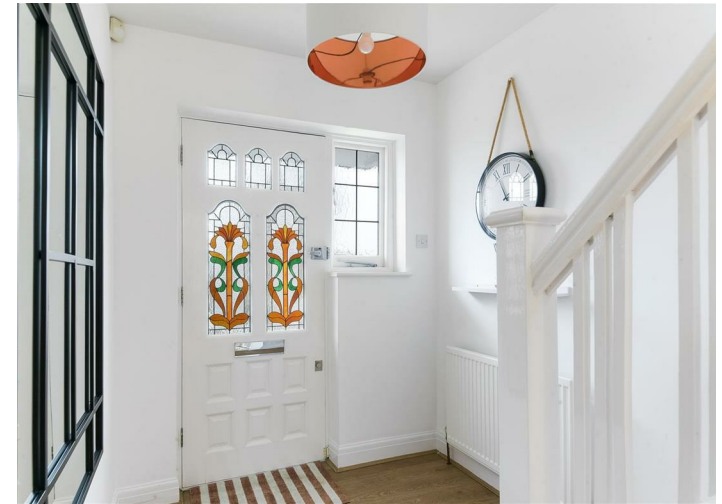


Prestbury Crescent, Banstead, Surrey  
£585,000 - Freehold

3 2 2

WILLIAMS  
HARLOW























This semi-detached house presents an exceptional opportunity for families seeking both comfort and convenience. Boasting three well-proportioned bedrooms and two modern bathrooms, this property is designed to accommodate the needs of contemporary living.

Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. The heart of the home is undoubtedly the sympathetically designed rear extension, which features an open plan kitchen that seamlessly blends functionality with style. This area is perfect for family gatherings or hosting friends, allowing for a warm and welcoming atmosphere.

The property is set in an elevated position, providing far-reaching views that enhance the overall appeal. One of the standout features is the expansive garden, which is among the largest plots in the area. This outdoor space is ideal for children to play, gardening enthusiasts, or simply enjoying the tranquillity of your surroundings.

Parking is a breeze with space for up to two vehicles. The location is particularly advantageous, being within easy reach of reputable local schools and mainline railway stations, making commuting a straightforward affair. Additionally, the property offers easy access to miles of open countryside, perfect for those who enjoy outdoor pursuits.

In summary, this delightful home in Banstead combines spacious living, a beautiful garden, and a prime location, making it an ideal choice for families or anyone looking to enjoy a peaceful yet connected lifestyle.

## THE LOCAL AREA

The property is located in a residential cul-de-sac position which is well served by local shops, excellent local schools and within easy reach of mainline railway services from both Woodmansterne and Chipstead. Banstead Village is a short distance away with a more comprehensive range of High Street shopping facilities and local transport connections.

## VENDOR THOUGHTS

The current vendors have been in the property for approximately five years and moved to the area because of the semi-rural location. The property was ideal for them by way of the adaptive family living and the principal feature that stood out with the sizeable rear garden and fine views to the front, alongside easy access to local schools and mainline rail services.

## WHY YOU SHOULD VIEW

This property is situated at one the highest points within the locality at the head of a cul-de-sac position with one of the largest gardens plots to the rear. The present owners have extended time and effort by way of creating a sympathetic rear extension which affords a feature open plan kitchen/living room with fine views of the garden. For the family there is also the benefit of a downstairs shower room as well as a first floor bathroom and a sizeable garden with tasteful landscaping to the rear.

## LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour  
Tattenham Corner Station – London Bridge, 1 hour 9 min  
Kingswood, Chipstead, Woodmansterne – London Bridge – Approx. 1 hour 2 min

## LOCAL BUS ROUTES

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  
51 Banstead to Lavender Field (Mitcham) via Sutton

## LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11  
Chipstead Valley Primary School – Ages 2-11  
The Beacon School Secondary School – Ages 11-16

Banstead Preparatory School – Aged 2-11  
Aberdour School – Ages 2-11

## FEATURES

Feature open plan kitchen/living room - Cul-de-sac location - Three bedrooms - Two reception rooms - Semi-rural but close to all amenities - Tastefully landscaped rear garden

## COUNCIL TAX

Reigate & Banstead BAND D £2,339.35 2024/25





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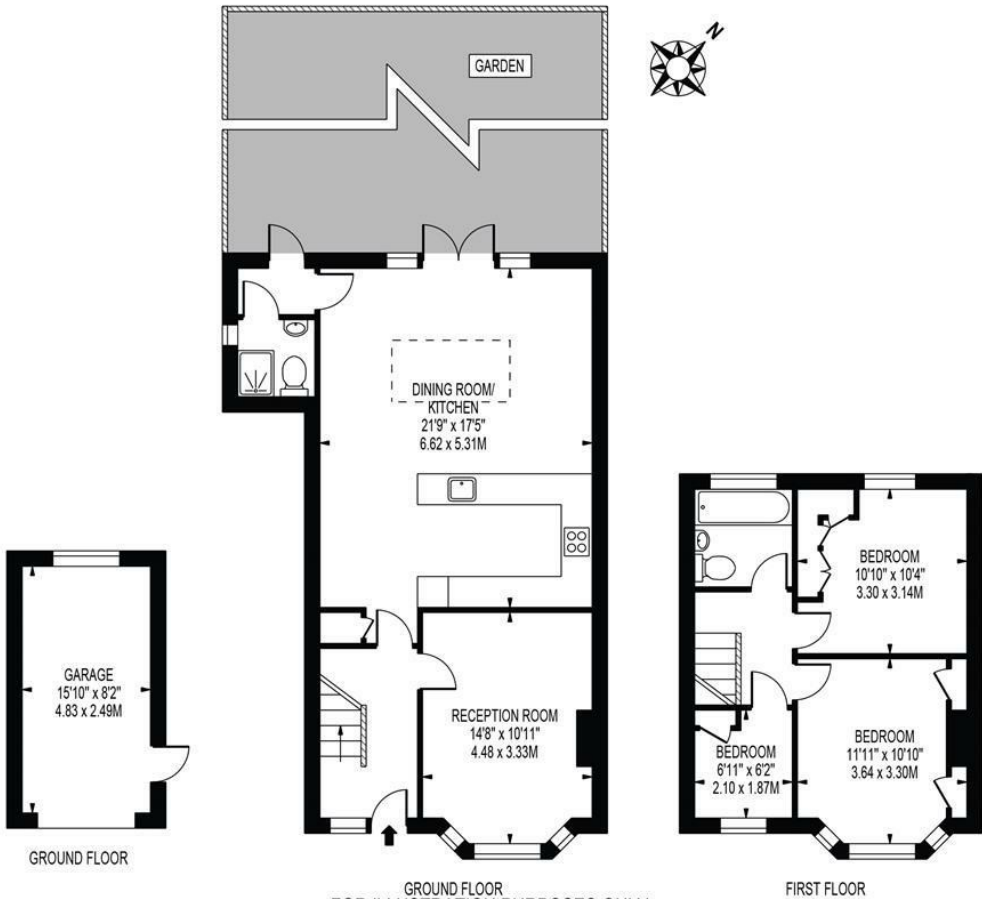
www.williamsharlow.co.uk

## PRESTBURY CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1040 SQ FT - 96.62 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 129 SQ FT - 12.03 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR 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		83
(81-91) B		
(69-80) C		
(55-68) D	53	
(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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