



Palmersfield Road, Banstead, Surrey  
Offers Over £825,000 - Freehold

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**WILLIAMS  
HARLOW**











This delightful semi-detached house located in Palmersfield Road, offers a perfect blend of space and comfort. With an impressive 1,800 square feet of accommodation, this extended property boasts four generously sized double bedrooms, making it an ideal home for families or those seeking extra room for guests.

The house features three inviting reception rooms, providing ample space for relaxation and entertainment. The south-facing rear garden is a true highlight, allowing for plenty of natural light and creating a warm, welcoming outdoor space to enjoy throughout the year. The garden is perfect for family gatherings, gardening enthusiasts, or simply unwinding in the sun.

Convenience is at your doorstep, as this property is within walking distance of Banstead Village High Street, where you will find a variety of shops, cafes, and local amenities. Additionally, Banstead train station is nearby, offering excellent transport links for commuters.

For those looking to personalise their home further, there is potential for additional extensions, subject to planning permission. The property also includes parking for up to three vehicles, ensuring that you and your guests will always have a place to park.

In summary, this semi-detached house on Palmersfield Road presents a wonderful opportunity to acquire a spacious family home in a sought-after location. With its generous living space, beautiful garden, and proximity to local amenities, it is a property not to be missed.

## THE PROPERTY

This 1930s extended semi-detached house offers over 1,800 square feet of versatile accommodation. The accommodation comprises of an entrance hall, downstairs WC, large family room, kitchen/dining room, utility and an additional reception room. To the first floor there are four good sized double bedrooms all of which have bespoke fitted wardrobes, the master bedroom has the additional benefit of a Juliet balcony. There is a re-fitted bathroom with bath and walk-in shower cubicle.

## OUTSIDE

The property is situated on a generous corner plot with off street parking for up to three vehicles. To the rear there is a large patio area and a large area of lawn with some raised flower beds and mature shrub borders. The rear garden benefits and enjoys a southerly aspect.

## KEY FEATURES

Four double bedrooms.  
Large plot.

Potential to extended further (subject to planning permission).

Three reception areas.

Separate utility room.

Re-fitted bathroom

Juliet balcony to master bedroom.

Fitted electric blinds to large family room, dining room, kitchen/breakfast area and master bedroom.

Fitted wardrobes in all bedrooms.

Banstead village location.

## VENDOR THOUGHTS

"We've absolutely loved living in this home. Its location has been perfect for us – just a short walk into Banstead Village, and only a short distance from the beautiful Banstead Woodlands, which has been ideal for walks and family time. It's been an amazing place to raise our children, with a real sense of community and plenty of space for them to grow and make memories. We will truly miss it and everything it has given us over the years. It's a special place that we hope the next owners will love just as much as we have!"

## LOCAL AREA

The local area is considered highly desirable and the property is situated in one of the most popular residential locations of other similar semi-detached and detached houses. The area forms part of a leafy no-through road location offering quiet, peaceful living and easy footpath access to Banstead Downs. The property is within walking distance to Banstead Village High Street with a comprehensive range of shops, supermarkets, cafes/restaurants and local buses. Banstead mainline train station is also within easy walk with train routes to Sutton and London Victoria.

## 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 TRAINS

Banstead Train Station – London Victoria 1 hour

Sutton – London Victoria 33 minutes

Sutton to London Bridge 39 minutes

Sutton to St Pancras International 47 minutes

Sutton to Blackfriars - 38 minutes

Sutton to Wimbledon - 17 minutes

## 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

## 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

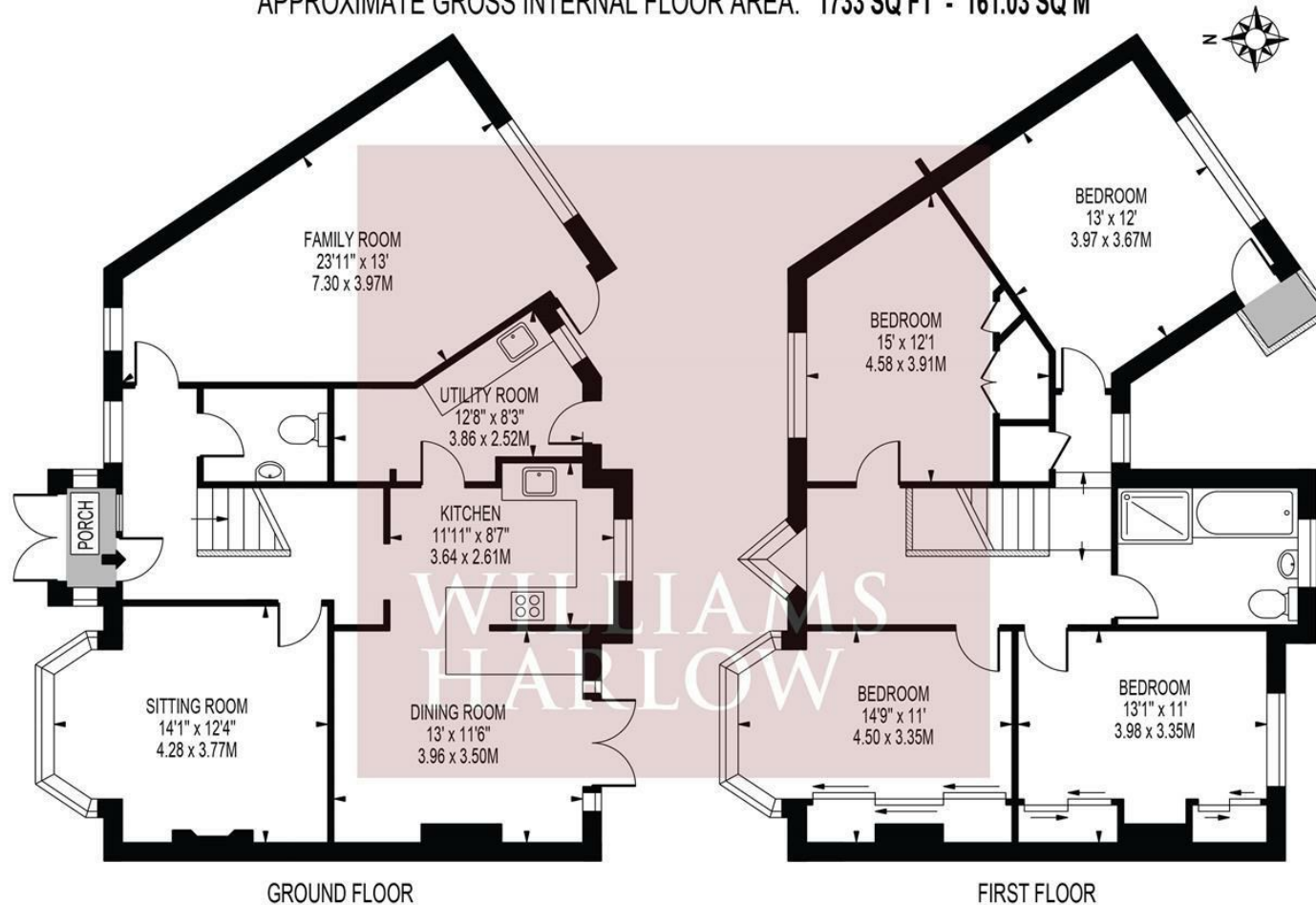
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## PALMERSFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1733 SQ FT - 161.03 SQ M



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 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		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

