



Commonfield Road, Banstead, Surrey
Offers In The Region Of £895,000 - Freehold



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**WILLIAMS
HARLOW**











Located in the tranquil surroundings of Commonfield Road, Banstead, this impressive semi-detached 2,500+ square foot house offers a perfect blend of space, comfort, and modern living. With five generously sized reception rooms, this property is ideal for families or those who enjoy entertaining guests. The accommodation is remarkably spacious, thoughtfully arranged over three floors, providing ample room for relaxation and leisure.

The house boasts five well-appointed bedrooms, ensuring that everyone has their own private sanctuary. With three bathrooms, morning routines will be a breeze, catering to the needs of a busy household. The property has been substantially and sympathetically extended, enhancing its charm while maintaining its character.

Situated in a leafy backwater location, this home is just a short stroll from Banstead High Street, where you can find a variety of shops, cafes, and amenities. For those who appreciate the great outdoors, easy access to Banstead Downs offers beautiful landscapes and recreational opportunities.

Additionally, the property features parking for two vehicles, providing convenience for residents and visitors alike. There is also potential for an annex within the current accommodation, which could serve as a guest suite, home office, or additional living space, depending on your needs.

This semi-detached house on Commonfield Road is a rare find, combining spacious living with a desirable location. It presents an excellent opportunity for those seeking a family home in a vibrant community. Don't miss the chance to make this wonderful property your own.

THE PROPERTY

This property is a typically attractive bay fronted 1930's semi-detached home which has been the subject of a substantial extension both to the side, rear and second floor level.. The property affords the prospective purchaser the opportunity to adapt to their own family requirements, those who seek annex accommodation for a relative or for those who are the home worker can be achieved easily.

OUTDOOR SPACE

There is an extra sunny North-Easterly aspect rear garden which extends to 80 feet with direct rear access onto a bridle path which leads onto Banstead Downs. To the front of the property there is an area of lawn and a driveway for two cars. There is side access to a feature rear garden with a patio to the rear and the remainder laid to level lawn. The garden offers a good degree of privacy.

THE 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 and peaceful living. The area is very close 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.

VENDOR THOUGHTS

The property has been in our ownership since March 2001 and after approximately 5 years we extended the house substantially for our own family requirements and also our relatives. Owning a second property in the West Country it is time for us to consider our retirement. The house for us holds a lot of happy memories and we hope the next owners enjoy it as much as we have. One of the reasons why we selected the property initially was for its wide plot to afford us the potential to extend alongside the much wider rear garden.

WHY YOU SHOULD VIEW

The property offers fantastic space and adaptable accommodation which is rarely seen in a semi-detached property within this area. Offering five bedrooms, three bathrooms and five reception rooms over three floors plus a sizeable garden, this property can be adapted depending on your needs and taste and will offer a great family home for years to come.

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 Train Station – London Victoria 1 hour
- Sutton – London Victoria 33 minutes
- Sutton to London Bridge 39 minutes
- Sutton to St Pancras International 47 minutes

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
- Catchment area for high achieving secondary state and private schools

WHY WILLIAMS HARLOW

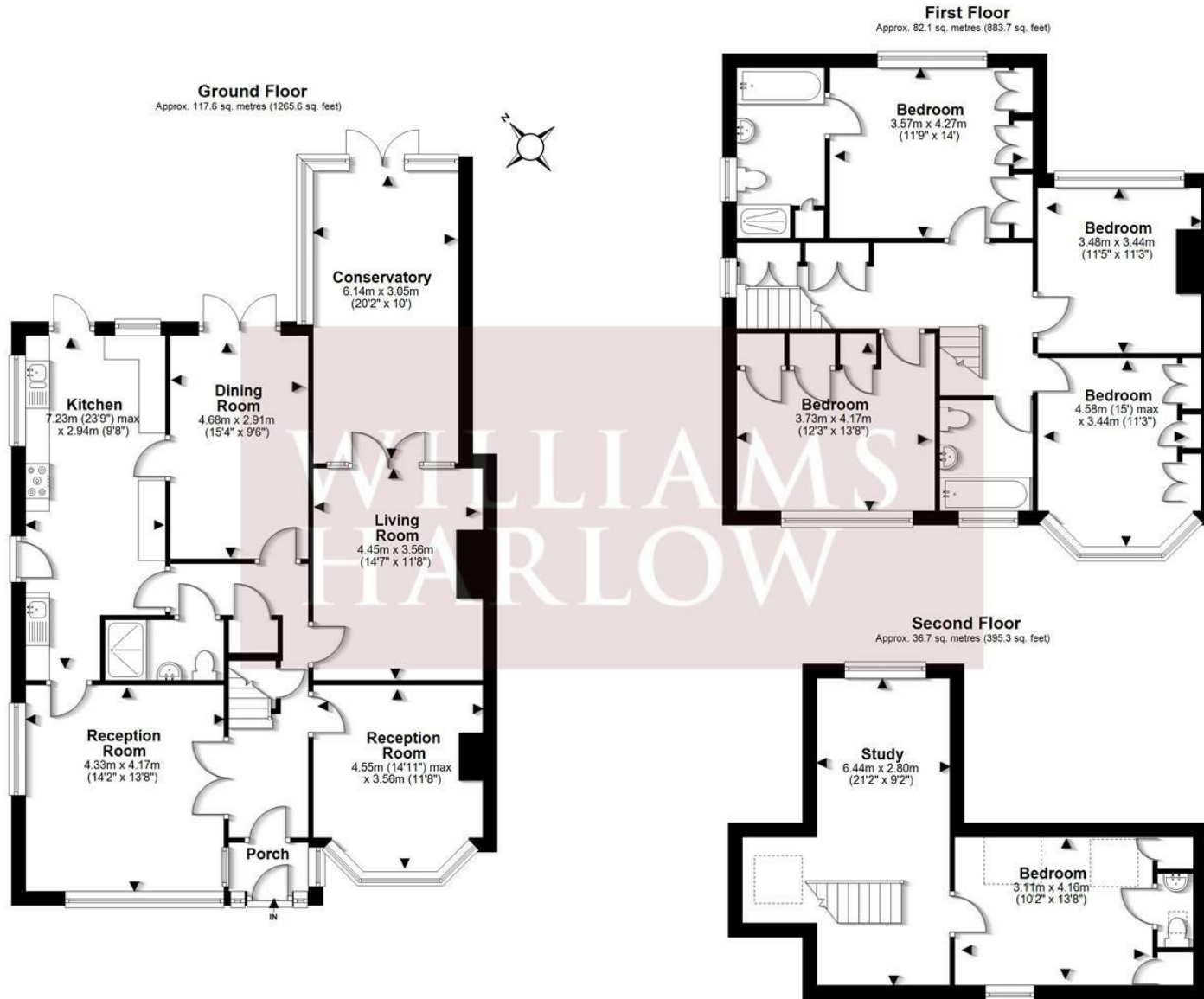
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COUNCIL TAX

Reigate & Banstead BAND E £2,859.20 2024/25



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.



Total area: approx. 236.4 sq. metres (2544.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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
	73	84

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