



Commonfield Road, Banstead, Surrey
Asking Price £685,000 - Freehold



**WILLIAMS
HARLOW**











Offered to the market with NO ONWARD CHAIN this delightful extended semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide a perfect setting for relaxation and entertaining guests, while the extended kitchen is a wonderful addition, ideal for culinary enthusiasts.

One of the standout features of this home is the impressive 130 feet west-facing garden, which offers a private outdoor sanctuary for gardening, play, or simply enjoying the sunshine. The garden's generous size presents potential for further extension, allowing you to tailor the property to your specific needs and desires.

Conveniently located within walking distance to Banstead village, residents will appreciate the proximity to local shops and the train station, making commuting and daily errands a breeze. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This property is not just a house; it is a canvas for your future, with the potential to create a truly personalised living space in a sought-after location. Whether you are looking to settle down or invest, this semi-detached home on Commonfield Road is a remarkable find that should not be missed.

THE PROPERTY

A handsome mid 1930's semi detached property that has had a side extension carried out creating a larger kitchen area and increasing the size of the garage and allowing a space for the downstairs WC that was installed when the extension was done. In addition to the above the property has a porch, generous entrance hall, lounge, dining room, three bedrooms and a shower room with a separate WC.

OUTSIDE SPACE

To the outside the property has a large west facing rear garden

measuring to 130 feet that is ideal for those who like the sun, the garden is mainly laid to lawn. There is off street parking to the front for three vehicles in addition to the garage space.

KEY FEATURES

CHAIN FREE
EXTENDED KITCHEN AND GARAGE
BANSTEAD VILLAGE LOCATION - EASY WALK OF HIGH STREET AND TRAIN STATION
POTENTIAL TO BE EXTENDED FURTHER - SUBJECT TO PLANNING
LARGE 130 FEET WEST FACING GARDEN
GARAGE AND DRIVE WAY
OFFERS THE NEW OWNER THE CHANCE TO REFURBISH THE PROPERTY TO THEIR OWN TASTE

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 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

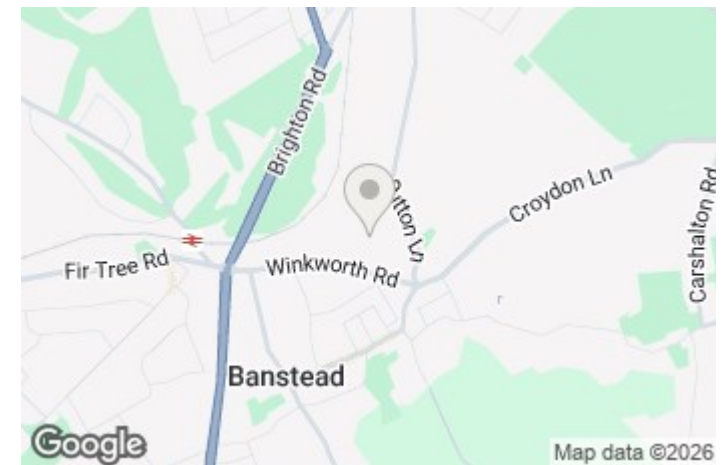
Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Sutton to St Pancras International 47 minutes
Sutton to Blackfriars - 38 minutes
Sutton to Wimbledon - 17 minutes

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

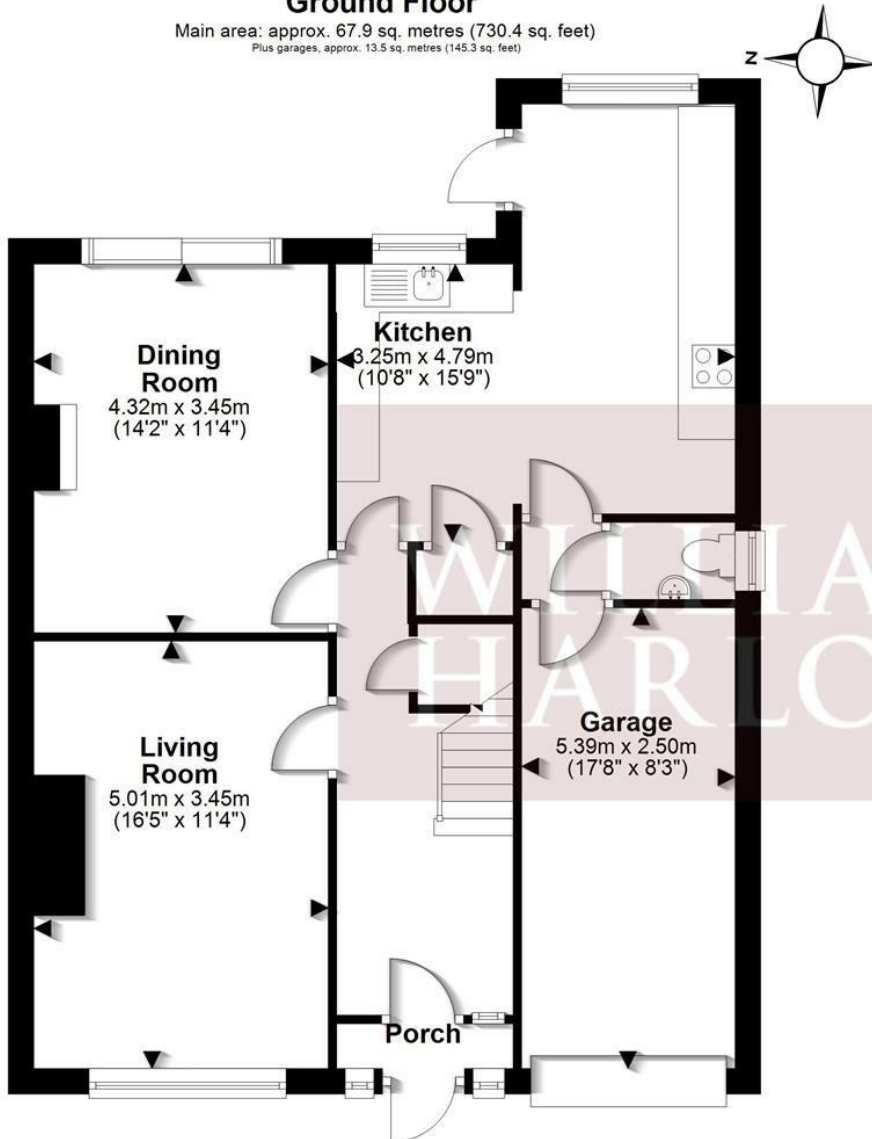
Reigate & Banstead BAND E £3,123.83 2026/27



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.

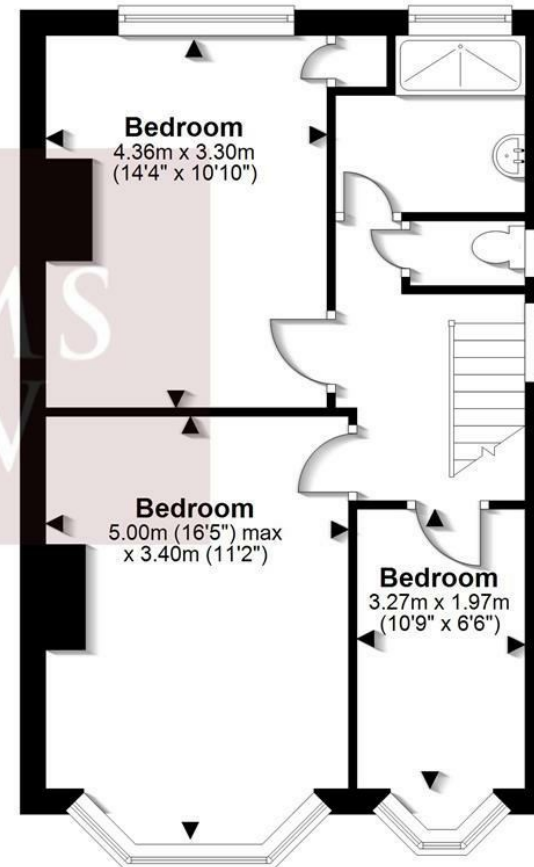
Ground Floor

Main area: approx. 67.9 sq. metres (730.4 sq. feet)
Plus garages, approx. 13.5 sq. metres (145.3 sq. feet)



First Floor

Approx. 49.5 sq. metres (532.5 sq. feet)



Main area: Approx. 117.3 sq. metres (1262.9 sq. feet)
Plus garages, approx. 13.5 sq. metres (145.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

