



Palmersfield Road, Banstead, Surrey

£725,000 - Freehold

**WILLIAMS
HARLOW**



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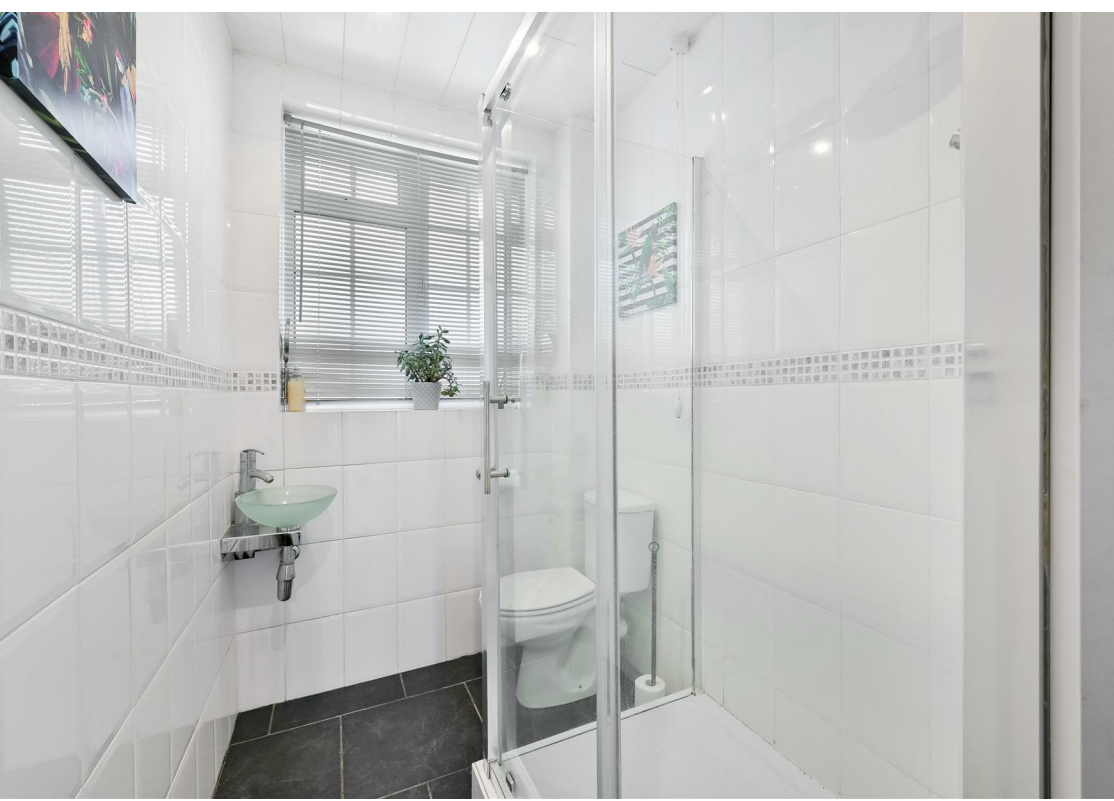
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This delightful four bedroom semi-detached bungalow with two well appointed bathrooms is located in the tranquil Palmersfield Road and offers a delightful blend of space and comfort, making it an ideal family home.

The good-sized reception room provides ample space for entertaining guests or enjoying quiet family evenings. The feature full-width conservatory bathes the interior in natural light, creating a warm and welcoming atmosphere.

The bungalow boasts a southerly aspect rear garden, perfect for enjoying sunny days and outdoor activities. The garden's size is impressive, providing a wonderful area for children to play or for hosting summer gatherings. Additionally, the property benefits from double glazing and gas central heating, ensuring comfort throughout the year.

Parking will never be an issue here, as the property offers space for up to seven vehicles, including a garage. Situated on a quiet no-through road, you will enjoy peace and privacy while still being within walking distance of Banstead Village High Street and the train station, making commuting and local amenities easily accessible.

This deceptively spacious bungalow is a true gem, combining convenience, comfort, and a lovely community atmosphere. It presents an excellent opportunity for those seeking a family home in a sought-after area. Do not miss the chance to make this charming property your own.

THE PROPERTY

The character frontage gives nothing away to this property's exceptional accommodation which is deceptively spacious over two floors. There is a generous sized entrance hall where all downstairs are accessed from with two double bedrooms to the front and lounge to the rear. There is an impressive full width conservatory to the rear which enjoys views over the feature south facing garden. There are two further bedrooms and a bathroom in addition to the ground floor shower room. The property has been well cared for by the present owners and has been adapted to reflect a modern and vibrant life. The accommodation comprises of lounge, conservatory,

kitchen, three double bedrooms, one single, shower room to the ground floor and bathroom to the first floor.

OUTSIDE SPACE

This will certainly not disappoint as most of the front of the property is given over to a granite chippings providing parking up to six vehicles to the front with an additional space to the side. This leads to the single garage behind which there is a timber store. The rear garden is excellent and enjoys a direct southerly aspect and extends to approximately 60 feet. There is a patio immediately to the rear where you will find a hot tub which is included within the sale with hot and cold water feeds. Towards the end of the garden there is a fenced area which is ideal for storage and a mature holly tree.

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.

FROM THE SELLER

We never intended to stay in the property for too long, however, this was 20 years ago and we have enjoyed the property a great deal. This is mainly due to its convenient location for Banstead Village in a quiet no through position. We have a wealth of happy memories for family and guests. The property has been ideal for long staying guests due to its first floor accommodation. We now seek to downsize to a property near the coast.

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

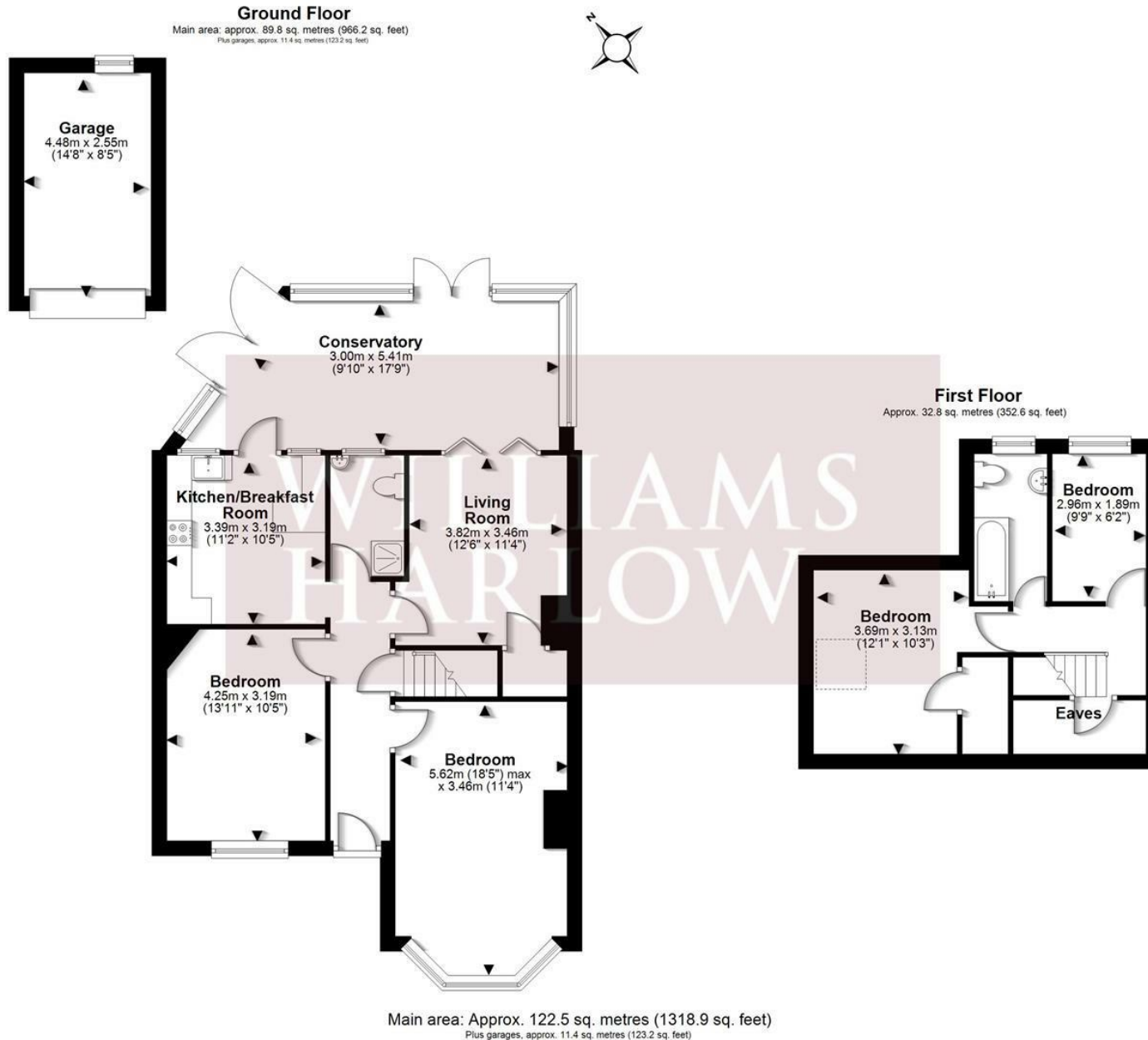
From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

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.



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	65	79
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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