



OVER 60?

Secure this property
for up to **59% less!**

Price

£725,000

Freehold

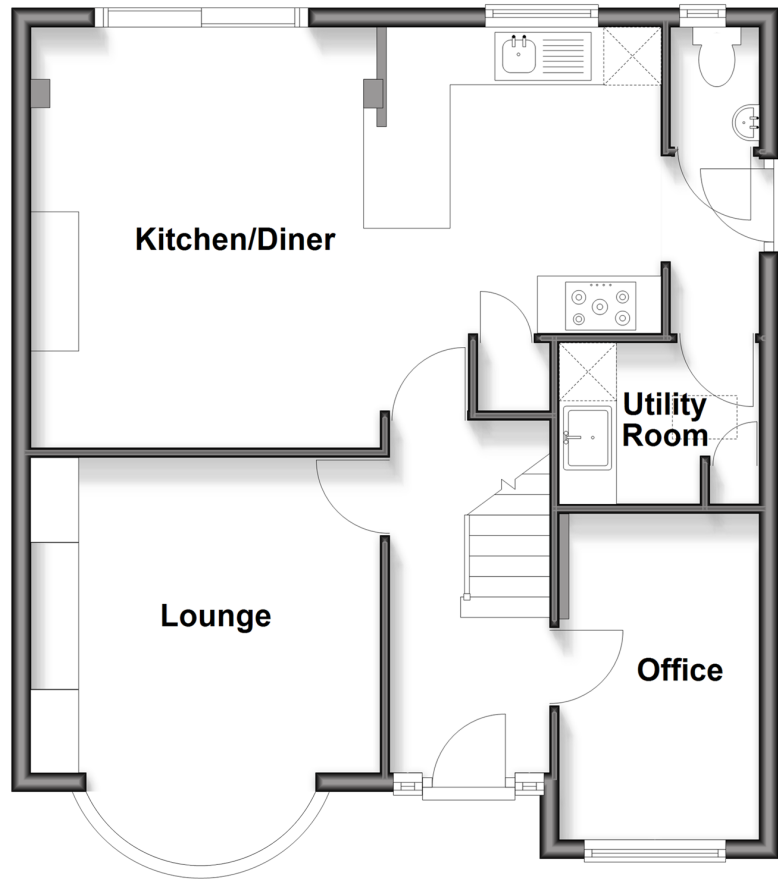
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**Commonfield Road,
Banstead, Surrey, SM7**

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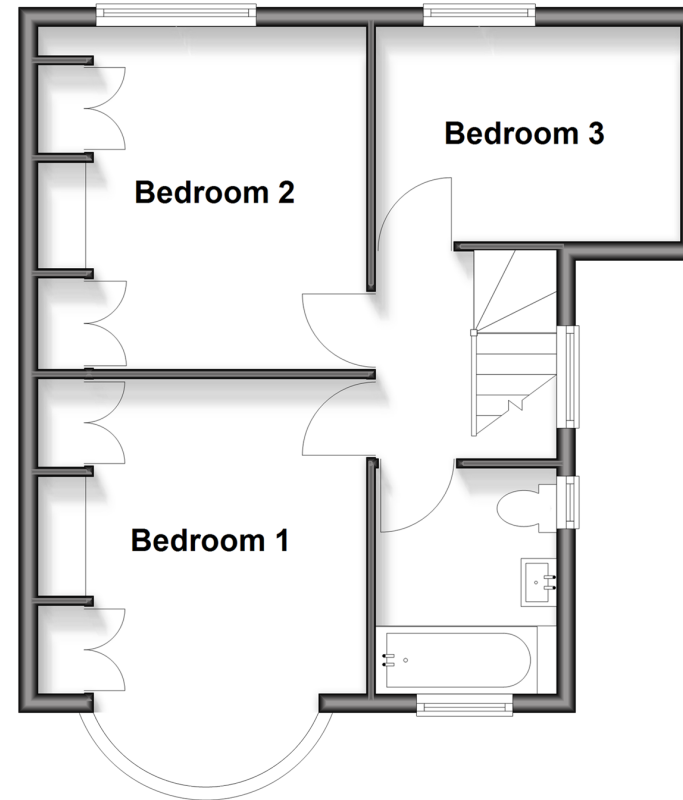
Ground Floor

Approx. 60.8 sq. metres (654.1 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Office : 10'8 x 6'8 (3.25m x 2.03m)

Lounge: 13'5 x 11'10 (4.09m x 3.61m)

Kitchen/Diner : (L-shaped) 9'11 maximum x 9'4 minimum (3.02m x 2.85m) plus 14'2 minimum x 11'9 maximum (4.32m x 3.58m)

Utility Room

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 13'8 x 9'10 (4.17m x 3.00m)

Bedroom 2 : 11'7 x 10'0 (3.53m x 3.05m)

Bedroom 3: 10'3 x 7'3 (3.13m x 2.21m)

Bathroom

OUTSIDE

Driveway

Front and Rear Gardens



Main features

- Generous fitted kitchen with utility room
- Garden room equipped with wifi, electrics & heating
- Ideal location close to town centre shops and amenities
- Potential to extend (subject to planning permission)
- Short walk to Banstead Train Station and several well regarded local schools



Nearest Schools

Primary Schools: Banstead Co-ed Preparatory School 0.9 miles, St Anne's Catholic Primary 1.2 miles, Banstead Community Junior School 1.2 miles
Secondary Schools: The Harris Academy 1.1 miles, The Beacon School 2.0 miles, Epsom College 2.4 miles



Transport Information

Train Stations: Banstead 0.6 miles, Belmont 0.9 miles, Chipstead 1.8 miles



Address

Commonfield Road, Banstead, Surrey, SM7



Directions

For directions to this property please contact us.



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Call Banstead Branch 01737 352233 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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