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for sale

Family home close to Banstead high street with untold potential

exclusive to  
**SAUNDERS**  
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# Harbourfield Road Banstead SM7 2DE

Central Village Location  
London by rail 40 minutes from Banstead  
or change at Sutton 25 minutes  
M25 (Junction 8) 5 miles

All times and distances are approximate

In an ever popular Banstead Village location, being less than 60 yards from the High Street, this three bedroom semi-detached home offers a great opportunity to acquire a family property with plenty of potential for growth.

- | Porch
- | Hallway
- | Sitting Room
- | Dining Room
- | Kitchen
- | Downstairs Cloakroom
- | Three Bedrooms
- | Family Bathroom
- | Garage
- | Off-Street parking
- | Private Garden

Offers in Excess of £640,000





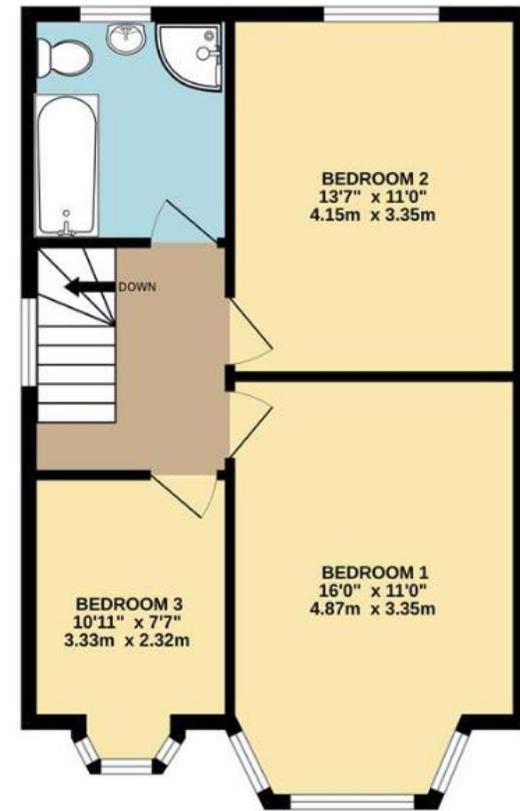
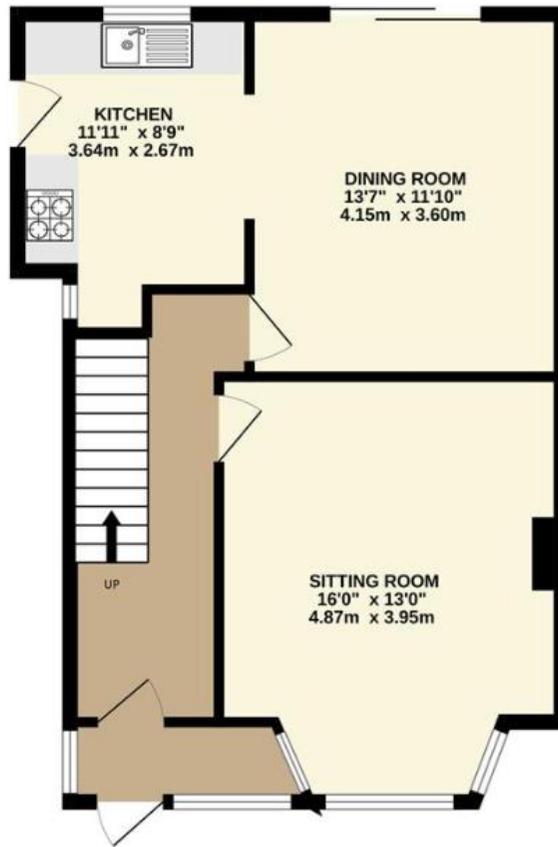
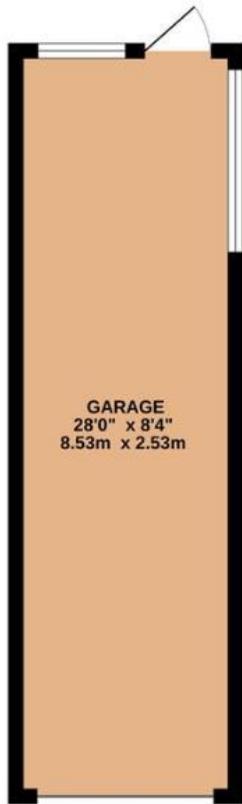
This three-bedroom, semi-detached house offers a fantastic opportunity to renovate into a spacious family home, with significant potential for extension to the rear and into the loft, subject to obtaining the necessary consents. Situated in the heart of Banstead Village, the property boasts a generously-sized South-Westerly facing garden extending approximately 90', with convenient access to the garage located to the side. Additionally, there is driveway parking available at the front of the property. Internally, the house features three well-proportioned bedrooms, while an open-plan kitchen-dining room provides ample space for entertaining guests.



Harbourfield Road is situated off of the High Street with all the amenities it provides. There is a good selection of local schooling in this vicinity, as well as the open spaces of Lady Neville Recreation Ground with Park Café nearby. Bus services are available from the village to neighbouring towns including Epsom, Sutton and Reigate.

Banstead Village Location | Moments From The High Street | South-Westerly 90' Rear Garden | Three Good-Sized Bedrooms | No Chain | Potential To Extend (STPP) | Garage And Driveway Parking | Downstairs Cloakroom





**TOTAL FLOOR AREA**

**1,313 SQ FT / 122 SQ M**

Tenure: Freehold  
 Local Authority: Reigate and Banstead Borough Council  
 Council Tax Band: E  
 All mains services  
 FFTP broadband  
 To the best of our knowledge on production of this brochure

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Viewing  
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 a viewing appointment

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