



**Parsonsfield Road, Banstead**

**Guide Price £625,000**





## Parsonsfield Road

### Banstead

Prime 3-bed semi-detached house with planning granted to extend, located in a sought-after road. Chain free. Sitting/Dining, well-appointed kitchen/breakfast, cloakroom, off street parking, private rear garden. Close to Nork Park, schools and transport links. Ideal for families. Viewing recommended.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Chain Free
- Popular Location
- Corner Plot
- Planning Permission Granted To Extend To The Side
- Kitchen/Breakfast Room
- Three Bedrooms
- Off Street Parking
- Close to Nork Park
- Catchment Area For Popular Schools
- Easy Reach of Local Train Stations



Nestled in a sought-after tree lined road, this impressive 3-bedroom semi-detached house presents an enticing opportunity. Boasting a prime position on a corner plot, this chain-free property holds immense potential with planning permission in place to extend to the side.

Upon entering, you are greeted by a welcoming sitting/dining room that sets the tone for the rest of the house. The carefully planned layout includes a well appointed kitchen/breakfast room and ground floor cloakroom, whilst on the first floor are three well-proportioned bedrooms and a family shower room, offering a comfortable and practical living space for discerning buyers.

Outside the well-maintained rear garden provides a private sanctuary for residents to relax and unwind, creating a serene retreat from the hustle and bustle of daily life. Whilst at the front a generous front garden and driveway offers the convenience of off-street parking for several vehicles adding to the property's appeal, ensuring hassle-free parking for residents and guests alike.

Situated within close proximity to Nork Park, residents can enjoy leisurely strolls in the tranquil surroundings or partake in outdoor activities. Furthermore, this residence lies within the catchment area of popular schools, making it an ideal choice for families seeking educational opportunities for their children. With local train stations easily accessible, commuting to various destinations is a breeze, providing residents with seamless connectivity to the wider vicinity.

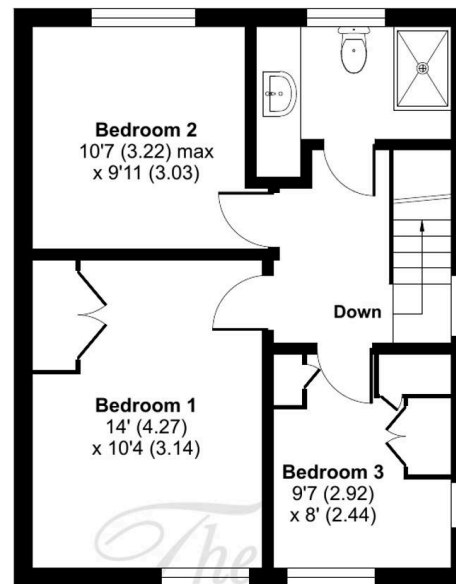
Embrace a lifestyle of comfort and convenience in this exceptional property, call us today to book your viewing appointment.



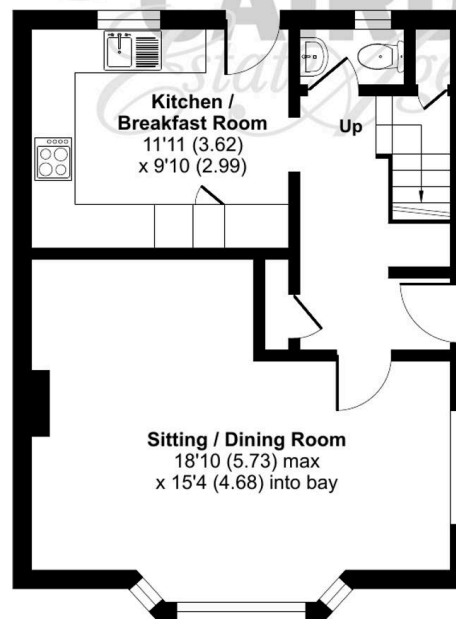
## Parsonsfield Road, Banstead, SM7

Approximate Area = 920 sq ft / 85.4 sq

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2025. Produced for Cairds . REF: 1261062









## Cairds The Estate Agents

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