



Commonfield road, Banstead

The **PERSONAL** Agent

Offers In Excess Of £800,000 Freehold

- 1631 sq ft property
- Semi detached House
- Four bedrooms
- En-suite to primary bedroom
- 14'8 x 11'11 Living room
- 14' x 11'10 Dining room
- 14'2 x 7'1 Snug
- 20'10 x 13'10 Extended kitchen
- Walking distance of Banstead village
- Rear access to Bridleway leading to Banstead Downs

Set in a the tranquil road c;lose to the village Banstead, this charming semi-detached house, built in 1935, offers a delightful blend of space and comfort. Spanning an impressive 1,631 square feet, this extended property is perfect for families seeking a welcoming home in a peaceful setting.

Upon entering, you will find three well-proportioned reception rooms, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the expansive kitchen/breakfast room, measuring 20'10 x 13'10, which is ideal for family gatherings and casual dining. The layout of the ground floor promotes a warm and inviting atmosphere, making it easy to enjoy both everyday living and special occasions.

The property boasts four generously sized bedrooms, ensuring that there is plenty of room for family members or guests. Additionally, there are two bathrooms, which add to the convenience of this lovely home.



Situated within walking distance of Banstead village, residents will appreciate the local amenities, including shops, cafes, and parks, all just a short stroll away. This location not only offers a sense of community but also provides easy access to transport links for those commuting to nearby towns or London.

In summary, this semi-detached house is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area. With its spacious layout, modern conveniences, and proximity to local amenities, it is a property that truly deserves your attention. The Personal Agent invites you to explore this delightful home and envision the possibilities it holds for you and your family.

The property comprises of a Enclosed porch, Hallway, Downstairs cloakroom, three reception rooms currently used as a lounge, Dining room and snug. A 20'10 x 13'10 Kitchen/Breakfast room. On the first floor there are four bedrooms with an en-suite to the primary bedroom and a main

bathroom, Bedroom one and two have built in wardrobes. Outside there is a patio area leading to a lawn area with access to two outbuildings. A driveway to the front for three cars with an external 13A EV charging point.

This quiet and much requested road enjoys a fantastic position and is within walking distance of the heart of the village with its excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The village also has numerous high quality cafes and restaurants.

Nearby the open spaces of Banstead Downs provide beautiful walks and cycling routes, Oaks Park and Epsom Downs are also easily reached. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8), and there are rail services at Banstead Station some 0.5 of a Mile away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sporting venues.

Tenure: Freehold
Council Tax Band: E



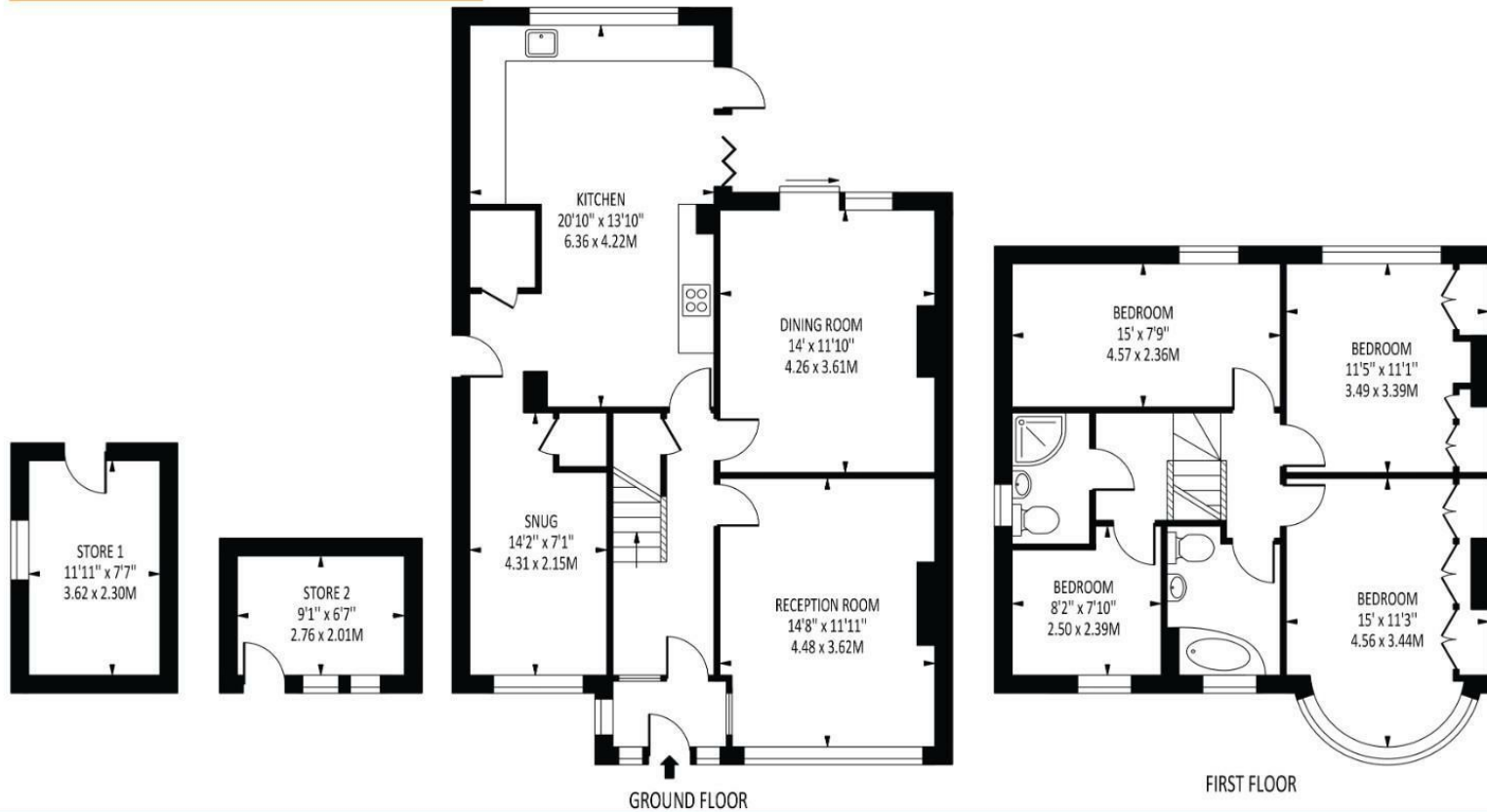


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Commonfield Road

Total Area: 1631 SQ FT • 151.51 SQ M
(Including Stores)
Stores 1 Area : 90 SQ FT • 8.33 SQ M
Stores 2 Area : 60 SQ FT • 5.56 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
	74	81

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