



Thornfield Road, Banstead

The **PERSONAL** Agent

# Asking Price £550,000

## Freehold

- 1389 sq ft property
- End of terrace House
- Four bedrooms
- 14'6" x 11'9" Living room
- 21' x 9' Open plan Kitchen/Diner
- 18'6" x 13'9" Primary bedroom with Juliette balcony
- En-suite shower room with underfloor heating
- Detached office and workshop
- 51ft x 32ft rear garden
- No onward chain

The Personal Agent is pleased to present this delightful four bedroom end of terrace house, offering a generous 1389 square feet of living space. This property is ideally situated within walking distance of the vibrant village centre, making it perfect for those who appreciate the convenience of local amenities.

Upon entering, you will find a spacious 21' x 9' open plan kitchen/diner, perfect for family gatherings and entertaining guests. The separate living room, measuring 14'6" x 11'9", provides a cosy retreat for relaxation. The thoughtful layout ensures that both communal and private spaces are well catered for.

The primary bedroom is a true highlight, featuring an en suite bathroom complete with underfloor heating for added comfort. A charming Juliette balcony offers lovely views over the well-maintained 51' x 32' rear garden, creating a serene outdoor space for enjoyment.



With its blend of modern living and traditional charm, this property is an excellent opportunity for families or those looking to settle in a friendly community. Don't miss the chance to make this lovely house your new home.

This bright and spacious property offers genuinely well balanced accommodation mixed with an abundance of light, as well as the favoured location and practicality of local amenities and transport links, not to forget the excellent primary school catchment that the property enjoys. Practically speaking, there is an entrance hall, living room and kitchen/breakfast room on the ground floor. On the first floor there are three excellently proportioned bedrooms, white bathroom suite and a staircase to the 2nd floor which has a stunning primary bedroom with en-suite.

Outside there is a fully enclosed 51' x 32' rear garden with outdoor cabin / office with gates onto Banstead Woods.

Set in a quiet cul de sac, this deceptively spacious house enjoys

a brilliant 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. 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 1.0 Mile away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.

Tenure- Freehold  
Council Tax Band- E



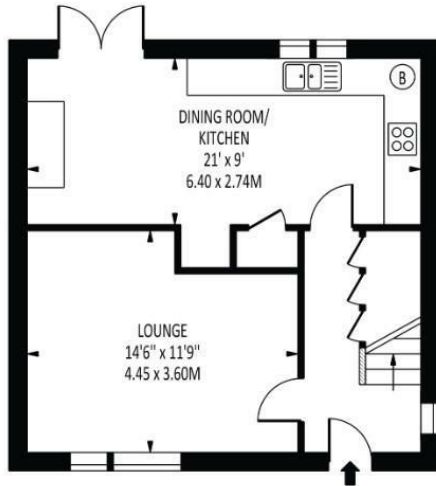
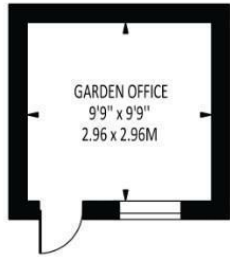


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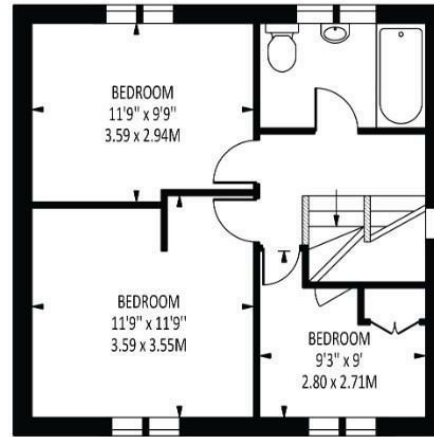


### Thornfield Road

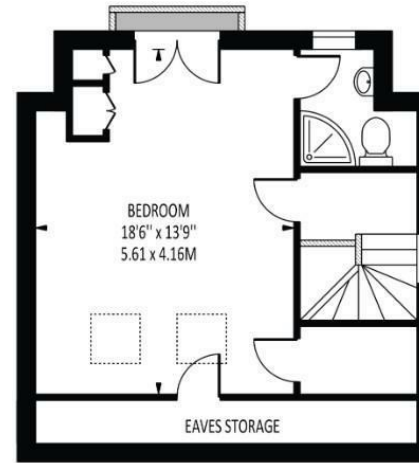
Total Area: 1389 SQ FT • 129.06 SQ M  
 (Including Eaves Storage & Garden Office)  
 Eaves Storage Area : 47 SQ FT • 4.34 SQ M  
 Garden Office Area : 94 SQ FT • 8.76 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

#### EPSOM OFFICE

2 West Street  
 Epsom, Surrey, KT18 7RG  
 01372 745 850

#### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
 Stoneleigh, Surrey, KT17 2HS  
 020 8393 9411

#### BANSTEAD OFFICE

141 High Street  
 Banstead, Surrey, SM7 2NS  
 01737 333 699

#### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
 Tadworth, Surrey, KT20 5AG  
 01737 814 900

#### LETTINGS & MANAGEMENT

157 High Street  
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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

