



PARSONSFIELD ROAD, BANSTEAD, SURREY, SM7

£750,000

FREEHOLD

Winkworth





PARSONSFIELD ROAD

BANSTEAD, SURREY, SM7

**THIS BEAUTIFULLY PRESENTED FOUR
BEDROOM SEMI-DETACHED HOUSE IS
LOCATED IN A QUIET TREE-LINED
ROAD, AND BENEFITS FROM AN
ATTRACTIVE FRONTAGE AND WIDE
PLOT.**

The property is conveniently located in the Nork area of Banstead, within easy reach of well-regarded schools for all age groups, local shops in Nork Parade, as well as the green open spaces of Nork Park. Banstead High Street is just a short distance away, which offers a more comprehensive range of shopping including Waitrose and Marks and Spencers Simply Food.



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This lovely house has been well-maintained by the current owners, and is immaculate throughout. Extended on the ground floor and into the loft, this house is deceptively spacious.

The ground floor comprises; entrance porch and welcoming hallway, a large living/dining room with sliding patio doors opening onto the garden, a separate cosy lounge space to the front, a modern kitchen with a large number of units, ample worktop space and a range of integrated appliances, and a downstairs cloakroom.

Upstairs, the first floor has three bedrooms with the principal bedroom being a larger than average size, and a modern 4 piece family bathroom including a separate walk-in shower. The converted loft offers another generous double bedroom.

Outside, the front block paved driveway provides off street parking for several cars, with double gates allowing access to the garage and garden beyond. The attractive and secluded rear garden extends to approximately 95 feet in length and benefits from a patio area adjacent to the house, with the remainder mainly laid to lawn, with mature shrub and hedge borders.



BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Porch
- Hallway
- Reception 1 - 20'3" x 11'9" (6.16m x 3.59m)
- Reception 2 - 11'11" x 11'9" (3.64m x 3.59m)
- Kitchen - 9'9" x 9'8" (2.96m x 2.95m)
- Breakfast Room - 10'2" x 8'10" (3.10m x 2.70m)
- WC
- Bedroom 1- 16'4" x 11'9" (4.99m x 3.59m)
- Bedroom 2 - 12'0" x 11'9" (3.65m x 3.59m)
- Bedroom 3 - 10'6" x 6'8" (3.20m x 2.04m)
- Family Bathroom
- Bedroom 4 (Loft) - 21'2" x 12'5" (6.44m x 3.78m)
- Garage 15'9" x 8'6" (4.80m x 2.58m)
- Rear Garden - 95' (28.97m) approximately
- Shed 1 - 7'8" x 6'1" (2.33m x 1.86m)
- Shed 2 - 6'2" x 6'1" (2.33m x 1.89m)
- Council Tax Band - F





PARSONSFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1586 SQ FT - 147.38 SQ M
(EXCLUDING SHED 1/ SHED 2 & GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED 1: 47 SQ FT - 4.33 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED 2: 38 SQ FT - 3.52 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 133 SQ FT - 12.38 SQ M



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 OR 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(23-38)	F		
(1-22)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Winkworth

for every step...