



COMMONFIELD ROAD, BANSTEAD, SURREY, SM7

OIEO **£625,000**

FREEHOLD

Winkworth





COMMONFIELD ROAD

BANSTEAD, SURREY, SM7

**A BRIGHT AND SPACIOUS SEMI
DETACHED FAMILY HOME WITH A
GENEROUS GARDEN AND GARAGE,
SITUATED IN A POPULAR AND SOUGHT
AFTER TREE-LINED ROAD.**

This well presented family home occupies a good sized plot and offers the opportunity to extend (STNPC). It is ideally located within a few minutes walk of Banstead Common and and easy reach of Banstead High Street, with its selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food.



COMMONFIELD ROAD BANSTEAD, SURREY, SM7

This well-presented family home provides excellent and well balanced family accommodation throughout. Although some modernisation would be beneficial it provides an excellent starting point. A property with genuine potential to evolve over time without encroaching on the garden or ample parking space, by enlargement on the first floor, and creation of an open plan kitchen diner on the ground floor, subject of course to the necessary planning and building regulations.
(Neighbouring properties have already been extended)

The inviting hallway leads to a bright living room with bay window and a feature fireplace. There is a good size separate dining room leading to a garden room which has direct access to the rear garden. In addition, there is a ground floor bedroom, a kitchen which again has direct access to the rear garden and a bathroom/wc.

Upstairs there are two bedrooms both of which are of a generous size. The main bedroom has built in cupboards and ample eaves storage.

Outside, the walled front garden is lawned with established flower and shrub borders. A generous block paved area and driveway provides off street parking for three/four vehicles and leads to the garage with power supply.

A side access gate opens to the delightful south-easterly facing rear garden which measures approximately 86 feet in length and has a paved area adjacent to the property with raised flower beds and steps rising to a shaped lawn bordered by well stocked mature hedging and shrubs. A further area behind contains fruit bushes and a garden shed.

In a sought-after convenient location, within 100 yards of a footpath onto Banstead Common and within ¼ mile of both Banstead High Street and Banstead Railway station. This really is a family house with great development potential.



BANSTEAD OFFICE

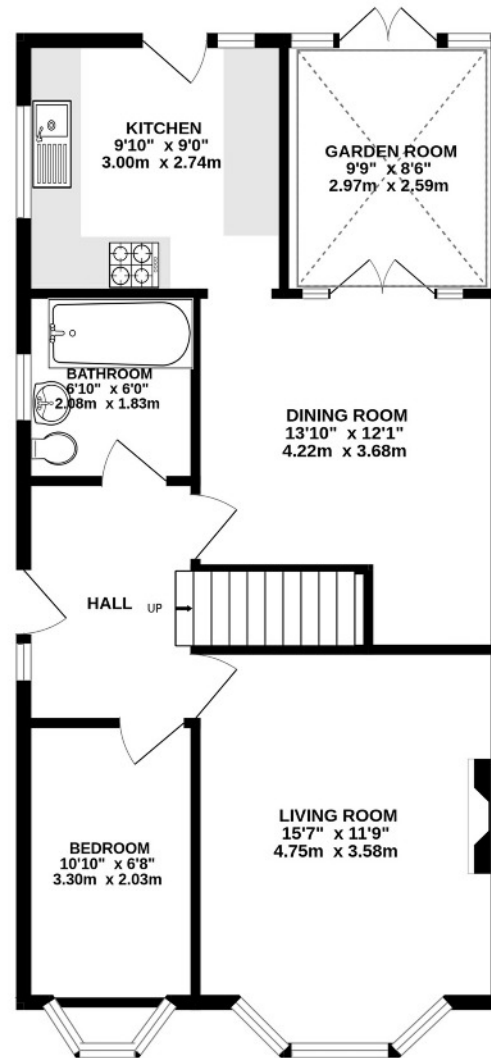
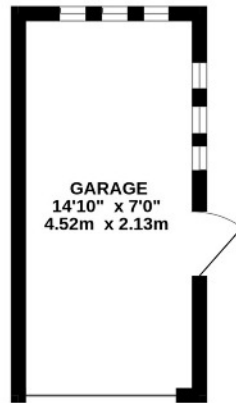
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AT A GLANCE...

- Entrance Hall
- Living Room - 15'7" x 11'9" (4.75m x 3.58m)
- Dining Room - 13'10" x 12'1" (4.22m x 3.68m)
- Garden Room - 9'9" x 8'6" (2.97m x 2.59m)
- Kitchen - 9'10" x 9'0" (3.00m x 2.74m)
- Bedroom 3 - 10'10" x 6'8" (3.30m x 2.03m)
- GF Bathroom/wc
- Bedroom 1 - 16'0" x 12'3" (4.88m x 3.73m)
- Bedroom 2 - 12'3" x 10'1" (3.73m x 3.07m)
- Garage - 13'8" x 7'0" (4.17m x 2.13m)
- Rear Garden - 86' (26.20m) approximately
- Council Band - E

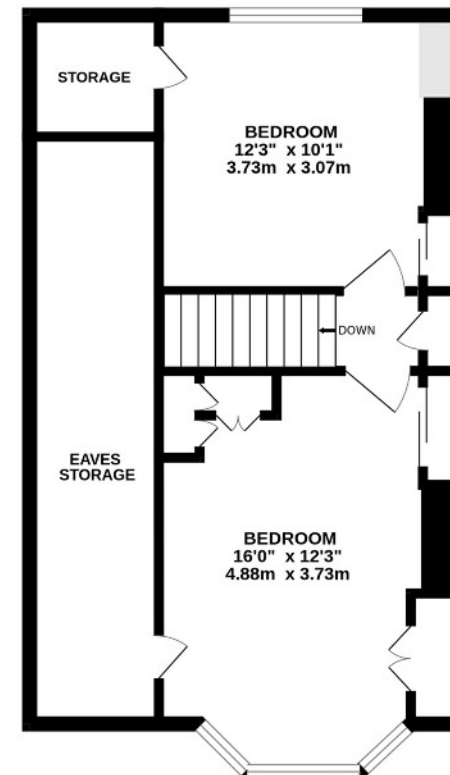






GROUND FLOOR

Commonfield Road, Banstead
INTERNAL FLOOR AREA
(APPROX.) 1282 sq ft/ 119.0 sq m
Including Garage
Garden extends to 86 ft/ 26.2 sq m.



FIRST FLOOR



Winkworth

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for every step...