PALMERSFIELD ROAD, BANSTEAD, SURREY, SM7 OFFERS IN THE REGION OF **£730,000** FREEHOLD Winkworth

PALMERSFIELD ROAD

BANSTEAD, SURREY, SM7

A NICELY PRESENTED FOUR BEDROOM SEMI DETACHED HOUSE REQUIRING SOME MODERNISATION, SITUATED IN A QUIET SOUGHT-AFTER ROAD.

This bay fronted and extended family house, is offered to the market for the first time since 1963. It is ideally located in a popular tree-lined road within easy reach of Banstead High Street, with its selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food.

PALMERSFIELD ROAD

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The property has been beautifully cared for by the owners over the last 63 years, and still has some lovely period features.

The ground floor comprises; covered storm porch, welcoming entrance hall, living room to the front with a large bay window, a family room with an attractive fireplace leading through into the rear extension with sliding patio doors which has a lovely view of the garden and is currently used as a dining room, an adjacent fitted kitchen, and a downstairs WC.

The first floor provides four bedrooms in total, with the two larger double bedrooms benefiting from fitted wardrobes, a modern family sized shower room, and two further bedrooms.

The loft has been converted into a usable room, but is still accessed via a loft ladder.

Outside, the generous front driveway allows off street parking, and access to the integral garage, with a side gate to the garden. The beautiful secluded rear garden extends to approximately 66 feet and has a patio area adjacent to the house, with the remainder mainly laid to lawn, complimented by a range of mature shrub borders.

All in all a super house in a very convenient location, close to well regarded schools, both private and state run for all age groups. The area is surrounded by some of Surrey's finest open green belt countryside and fine walks and where sporting pursuits such as golf and horse riding can be enjoyed.

BANSTEAD OFFICE
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AT A GLANCE...

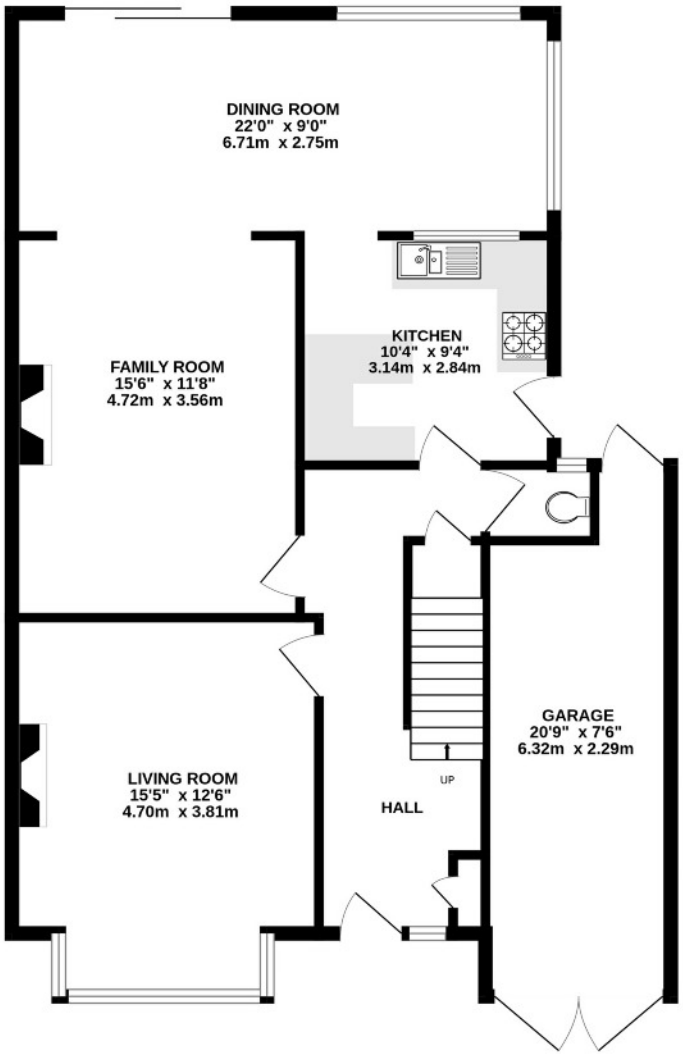
- Covered Storm Porch
- Entrance Hall
- Living Room - 15'5" x 12'6" (4.70m x 3.81m)
- Dining Room - 22'0" x 9'0" (6.71m x 2.75m)
- Kitchen - 10'4" x 9'4" (3.14m x 2.84m)
- Family Room - 15'6" x 11'8" (4.72m x 3.56m)
- Downstairs WC

- Bedroom 1 - 15'9" x 11'10" (4.80m x 3.61m)
- Bedroom 2 - 15'1" x 11'8" (4.60m x 3.56m)
- Bedroom 3 - 12'8" x 7'6" (3.86m x 2.29m)
- Bedroom 4 - 11'8" x 7'6" (3.56m x 2.29m)
- Family Shower Room - 10'0" x 7'6" (3.05m x 1.93m)
- WC

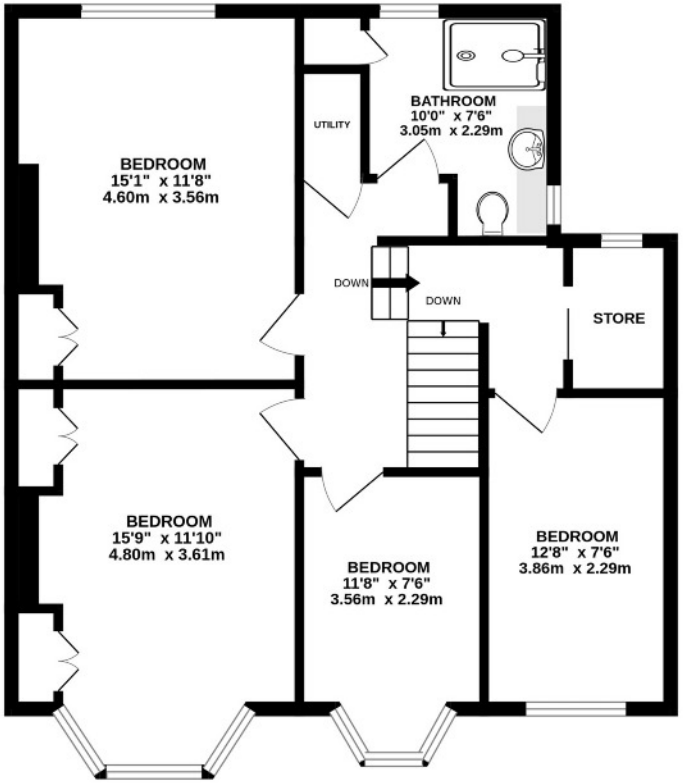
- Tandem Garage - 20'9" x 7'6" (6.32m x 2.29m)
- Rear Garden - 66' (20.12m) approximately
- Council Tax Band - F

Palmersfield Road, Banstead

INTERNAL FLOOR AREA (APPROX.) 1680 sq ft/ 156.0 sq m
Including Garage
Garden extends to 66 ft/ 20.12 sq m.



GROUND FLOOR



FIRST FLOOR

Winkworth

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for every step...