



**GLENFIELD ROAD,** BANSTEAD, SURREY, SM7

**OIEO £600,000**

FREEHOLD

**Winkworth**



## GLENFIELD ROAD

BANSTEAD, SURREY, SM7

**A WELL PRESENTED THREE BEDROOM TERRACE HOUSE WITH WESTERLY FACING REAR GARDEN AND OFF ROAD PARKING.**

Conveniently situated in the heart of Banstead village with its excellent blend of local and national businesses, cafes and restaurants is within walking distance. Frequent bus services are available and provide access to neighbouring towns including Epsom, Sutton and Reigate.



## BANSTEAD OFFICE

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### AT A GLANCE...

- Entrance Hall
- Living Room - 16'8" x 12'4" max (5.08m x 3.76m)
- Dining Room - 13'11" x 11'6" (4.24m x 3.51m)
- Kitchen - 9'8" x 7'11" (2.95m x 2.41m)
- Bedroom 1 - 16'8" x 11'3" (5.08m x 3.43m)
- Bedroom 2 - 13'3" x 11'2" (4.04m x 3.40m)
- Bedroom 3 - 8'10" x 8'6" (2.69m x 2.59m)
- Bathroom - 9'10" x 8'5" (3.00m x 2.57m)
- Rear Garden - Approx. 100' (30.48m)
- Off Road Parking

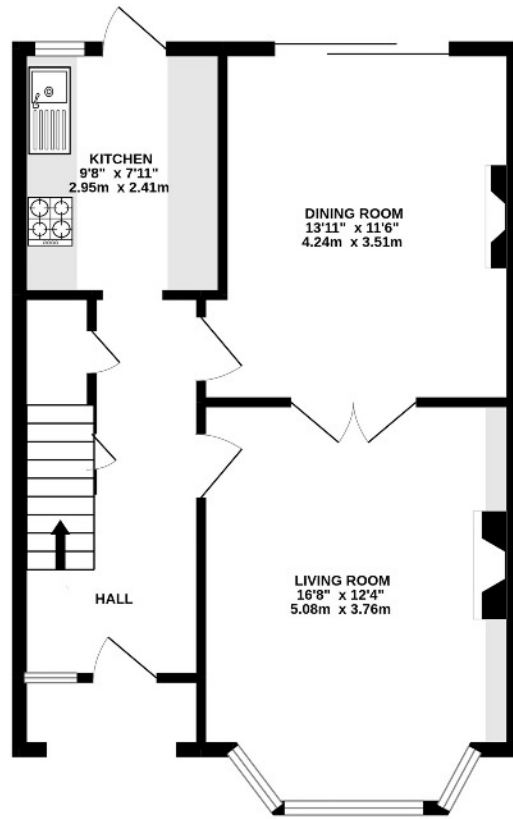
### THE PROPERTY

This well presented mid terrace house comprises of an entrance hall, living room, separate dining room, kitchen, three bedrooms and a family bathroom with a separate shower cubicle.

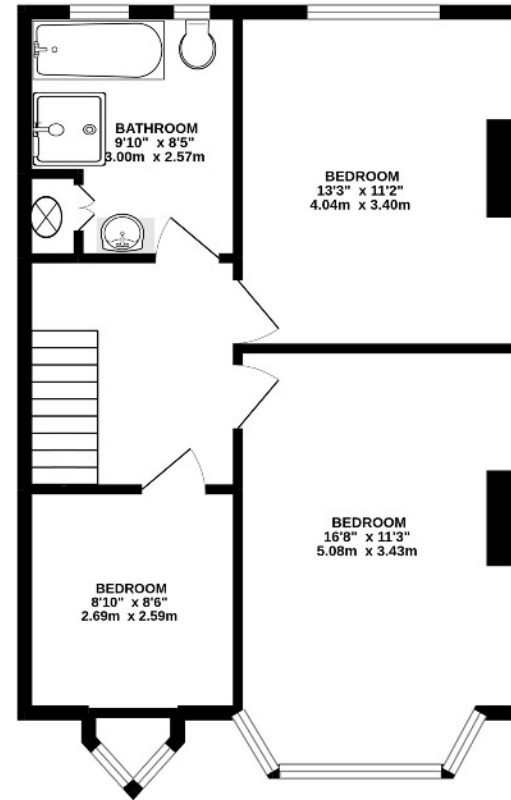
Outside there is off road parking to the front of the property and a well managed westerly facing rear garden.

The property is offered for sale in good order throughout and benefits from both gas heating and double glazing. It also offers the opportunity to extend (STNPC).





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

**Glenfield Road, Banstead**  
 INTERNAL FLOOR AREA (APPROX.) 1115 sq ft/ 103.56 sq m  
 Garden extends to 100' (30.48m) approximately

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See things differently.