



PRESTBURY CRESCENT, BANSTEAD, SURREY, SM7

£550,000

FREEHOLD

Winkworth





PRESTBURY CRESCENT

BANSTEAD, SURREY, SM7

A WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI DETACHED HOUSE LOCATED IN A QUIET TREE-LINED ROAD.

Prestbury Crescent is a desirable location, in a slightly elevated position enjoying fabulous views to the front across Chipstead Valley. There is a choice of local schooling in this vicinity including the well-regarded Chipstead Valley Primary school and Woodmansterne Primary School. Both Chipstead and Woodmansterne Stations are just a mile away with reliable rail services to London. Further amenities can be found at nearby Banstead Village and Coulsdon Town Centre, with bus services available to Epsom, Purley and Croydon.



PRESTBURY CRESCENT BANSTEAD, SURREY, SM7

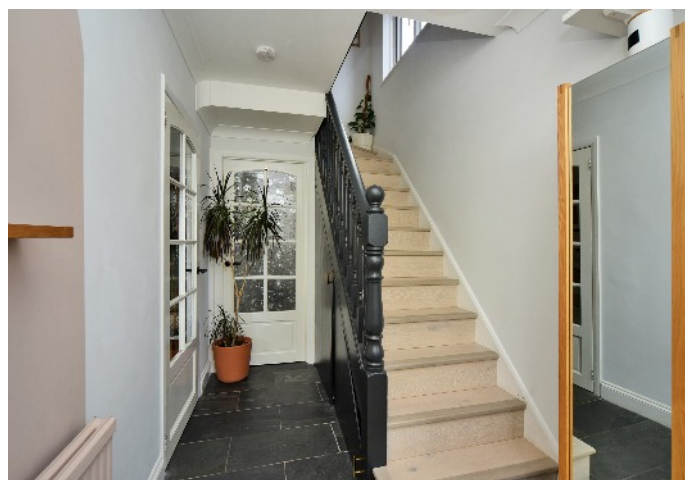
This bright and spacious house is well presented throughout and the ground floor briefly comprises; an entrance hallway, a through lounge with an attractive bay window. Double doors lead into the extended modern fitted kitchen/dining room which has an excellent range of eye and low level units as well as ample worktop space. Double glazed sliding doors provide direct access to the rear garden.

Upstairs provides three bedrooms in total, including the principal bedroom with a bay window, a second double bedroom, a contemporary family bathroom, and a further single bedroom.

Outside, off road parking is provided by a block-paved frontage and has an external power point. A shared driveway leads to the rear garden, which features outside lighting, has a paved seating area and steps rising to a lawned area.

There is a new garden room/office with lighting, electrics and a fibre optic connection.

The current owners have replaced the roof, gas fired boiler and have carried out sympathetic refurbishment.



BANSTEAD OFFICE

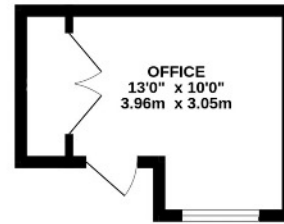
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AT A GLANCE...

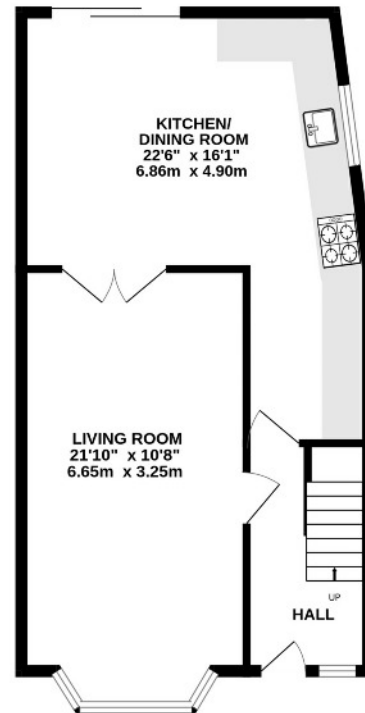
- Entrance Hall
- Living Room - 22'4" (max) x 11'1" (6.81m x 3.38m)
- Kitchen/Dining Room - 10'2" x 8'8" (3.11m x 2.65m)
- Bedroom 1 - 11'10" x 10'9" (3.61m x 3.28m)
- Bedroom 2 - 10'8" x 10'4" (3.25m x 3.15m)
- Bedroom 3 - 7'10" x 5'11" (2.39m x 1.80m)
- Family Bathroom - 6'2" x 6'0" (1.88m x 1.83m)
- Rear Garden - 50' (15.24m) approximately
- Garden Room/Office - 13'0" x 10'0" (3.96m x 3.05m)



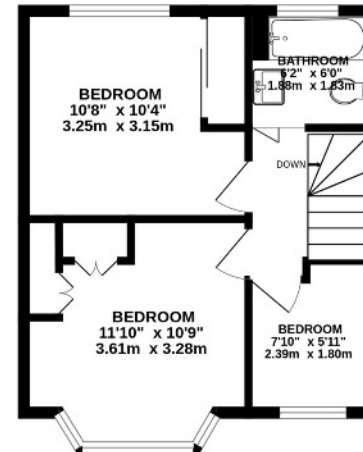




Prestbury Crescent, Banstead
 INTERNAL FLOOR AREA (APPROX.)
 985 sq ft/ 91.5 sq m
 Excluding Outbuilding
 Garden extends to 50' (15.24m) approx.



GROUND FLOOR



FIRST FLOOR

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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