



PRESTBURY CRESCENT, BANSTEAD, SURREY, SM7

OIEO **£550,000**

FREEHOLD

Winkworth





PRESTBURY CRESCENT

BANSTEAD, SURREY, SM7

**AN IMMACULATELY PRESENTED AND
EXTENDED THREE BEDROOM SEMI
DETACHED HOUSE LOCATED IN A QUIET
TREE-LINED ROAD, WITH A MODERN
FINISH THROUGHOUT.**

Prestbury Crescent is a desirable location, in a slightly elevated position enjoying fabulous views across Chipstead valley. There is a choice of local schooling in this vicinity including the well-regarded Chipstead Valley 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

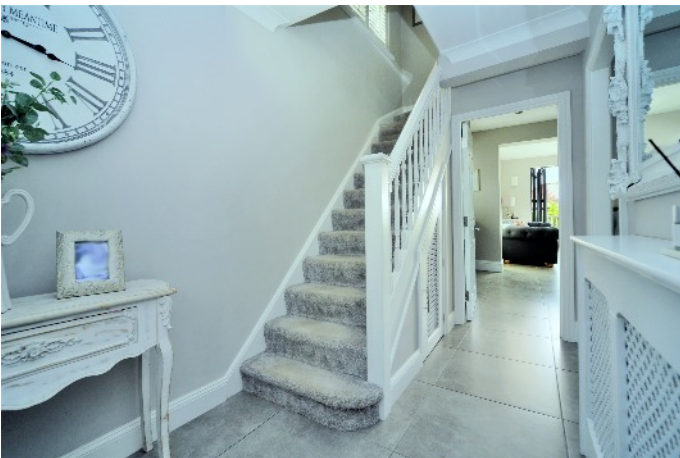
BANSTEAD, SURREY, SM7

This bright and spacious house is beautifully presented throughout and the ground floor briefly comprises; entrance hallway, a front living room with an attractive bay window, a fabulous modern open plan kitchen/dining/family room which has a high spec kitchen with a central island, integrated appliances including a double oven, hob and extractor as well as ample worktop space. Bi-fold doors lead out into the garden.

Upstairs provides three bedrooms in total, including the principal bedroom with fitted wardrobes, a second double bedroom, a modern family bathroom, and a further single bedroom which is currently used as a dressing room.

The rear garden has a raised decking area adjacent to the house affording a wonderful view across Chipstead Valley, with the remainder mainly laid to lawn with a useful shed for storage. A shared driveway provides access to the garage.

All in all a superb 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, with local country pubs and where pursuits such as golf and horse riding can be enjoyed.



BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Hall
- Living Room - 12'10" x 10'10" (3.91m x 3.30m)
- Kitchen/Breakfast Room - 17'2" x 8'2" (5.23m x 2.59m)
- Family Room - 13'5" x 10'0" (4.09m x 3.05m)

- Bedroom 1 - 11'6" x 11'0" (3.51m x 3.35m)
- Bedroom 2 - 11'0" x 10'2" (3.35m x 3.10m)
- Bedroom 3 - 7'8" x 6'0" (2.84m x 1.83m)
- Family Bathroom

- Garage - 14'3" x 8'0" (4.34m x 2.44m)
- Rear Garden - 45' (13.72m) approximately

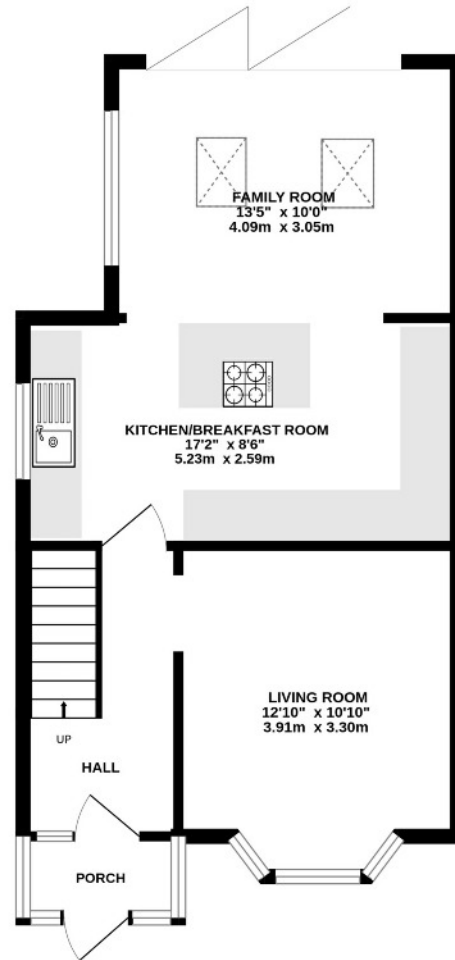
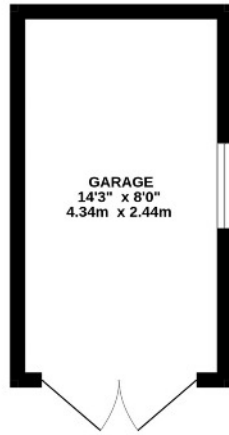




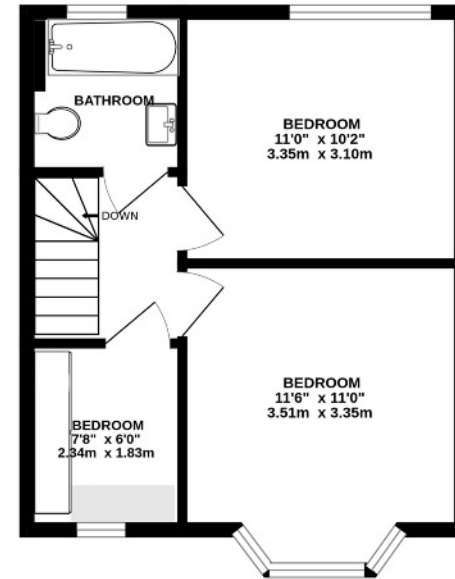
Prestbury Crescent, Banstead

INTERNAL FLOOR AREA (APPROX.) 968 sq ft/ 90.0sq m

Garden extends to 45' (13.72m) approx.



GROUND FLOOR



FIRST FLOOR



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 © 2023.

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



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Winkworth

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