



**PRESTBURY CRESCENT,** BANSTEAD, SURREY, SM7

**£475,000**

FREEHOLD

**Winkworth**









## PRESTBURY CRESCENT

BANSTEAD, SURREY, SM7

**A WELL PRESENTED 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 rear 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 well presented throughout and the ground floor briefly comprises; an entrance hallway, a double aspect through lounge/dining room with an attractive bay window, and feature fireplace, with sliding patio doors opening onto the raised decking, a modern fitted kitchen with a range of eye and low level units as well as ample worktop space. A single door leads out into the garden.

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

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 selection of shrub borders. 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





## BANSTEAD OFFICE

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### AT A GLANCE...

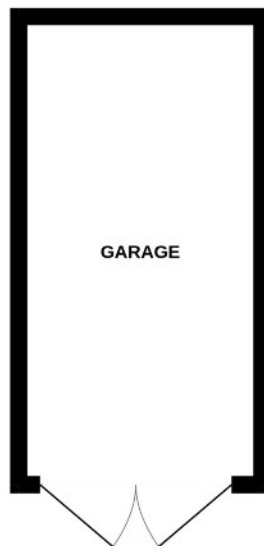
- Entrance Hall
- Living/Dining Room - 22'4" (max) x 11'1" (6.81m x 3.38m)
- Kitchen - 10'2" x 8'8" (3.11m x 2.65m)
- Bedroom 1 - 11'10" x 11'0" (3.61m x 3.35m)
- Bedroom 2 - 11'2" x 10'0" (3.40m x 3.05m)
- Bedroom 3 - 7'1" x 6'0" (2.16m x 1.83m)
- Family Bathroom - 8'2" x 6'0" (2.49m x 1.83m)
- Garage
- Rear Garden - 65' (19.81m) approximately





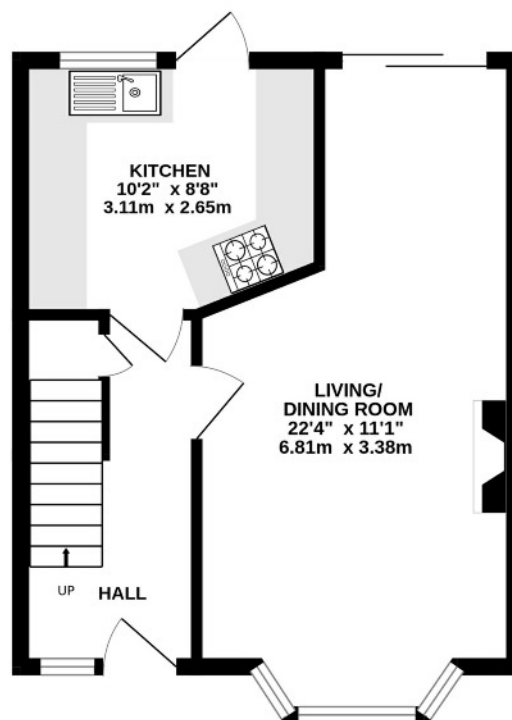




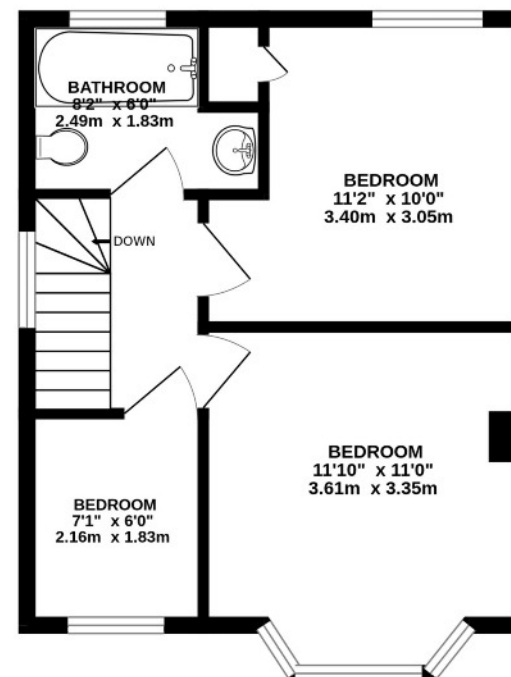


GARAGE

**Prestbury Crescent, Banstead**  
INTERNAL FLOOR AREA (APPROX.) 732 sq ft/ 68 sq m  
Excluding Garage  
Garden extends to 65' (19.81m) 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 Metroplex © 2025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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## Banstead office

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