



**SALISBURY ROAD,** BANSTEAD, SURREY, SM7

**£685,000**

FREEHOLD

**Winkworth**





## SALISBURY ROAD

BANSTEAD, SURREY, SM7

**THIS DELIGHTFUL EXTENDED SEMI-DETACHED HOUSE HAS BEEN WELL MAINTAINED THROUGHOUT, SITUATED IN A SOUGHT-AFTER LOCATION WITHIN EASY REACH OF BANSTEAD HIGH STREET.**

This deceptively spacious family house is ideally located in a quiet tree-lined road just off Banstead High Street, with its selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food. The property falls within the catchment for well regarded local schools, and the green open spaces of Lady Neville Recreation Ground with its Park Café.



## SALISBURY ROAD BANSTEAD, SURREY, SM7

This attractive victorian semi-detached property has been extended to the rear and is neatly presented throughout. The property has an attractive frontage with off street parking for at least two cars.

The welcoming entrance hall leads through into the front living room with its large bay window and attractive feature fireplace, and the rear dining room with french doors opening into the garden. The extended L-shaped kitchen has a range of eye and low level units, ample worktop space, a selection of freestanding appliances. The rear extension is a second living/family room with a door to the garden, and a downstairs cloakroom completes the ground floor.

The first floor provides three double bedrooms with the principal bedroom benefiting from a bay window. The bedrooms are all served by a family sized bathroom.

The property has gated side access leading to the south facing rear garden, which is relatively secluded, has a small patio adjacent to the house with a selection of mature shrub and hedge borders, and a useful garden shed and workshop.

All in all a superb house in a very convenient location. The area is surrounded by some of Surrey's finest open green belt countryside where sporting pursuits, outdoor walks and country pubs

## BANSTEAD OFFICE

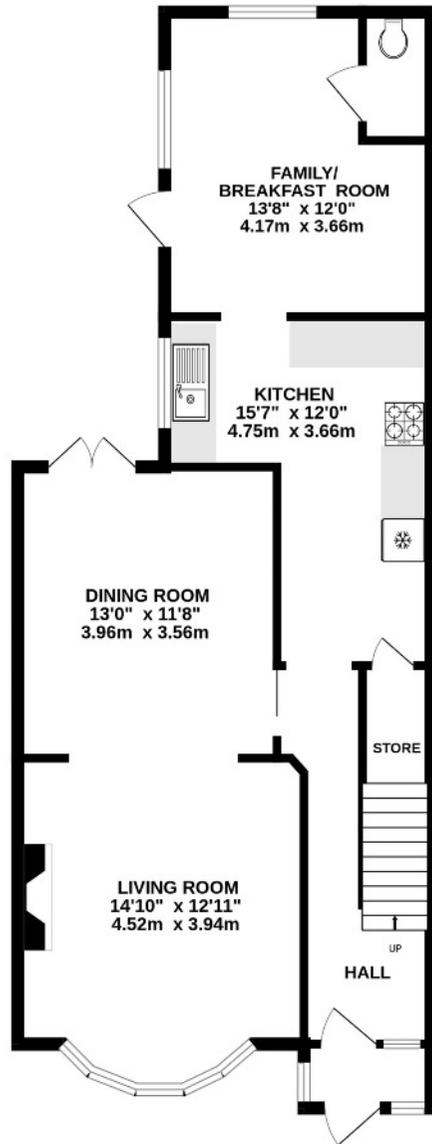
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### AT A GLANCE...

- Entrance Hall
- Living Room - 14'10" x 12'11" (4.52m x 3.94m)
- Dining Room - 13'0" x 11'8" (3.96m x 3.56m)
- Kitchen - 15'7"max x 12'0"max (4.75m x 3.66m)
- Family Room - 16'0" x 8'7" (4.88m x 2.62m)
- Downstairs WC
- Bedroom 1 - 13'0" x 13'0" (3.96m x 3.96m)
- Bedroom 2 - 13'0" x 12'0" (3.96m x 3.66m)
- Bedroom 3 - 15'1" x 7'0" (4.60m x 2.13m)
- Family Bathroom - 8'1" x 5'9" (2.46m x 1.75m)
- Rear Garden - 74' (22.55m) approximately
- Driveway

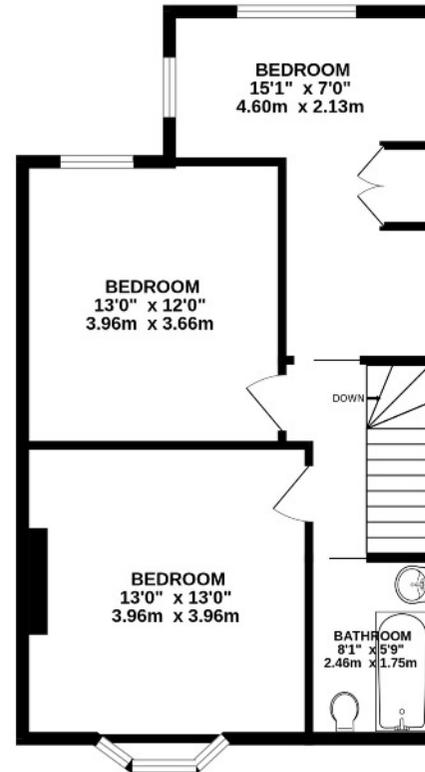






GROUND FLOOR

Salisbury Road, Banstead  
 INTERNAL FLOOR AREA  
 (APPROX.) 1320 sq ft/ 122.6 sq m  
 Garden extends to 74 ft/ 22.55 sq m.



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 © 2026.

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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