



PARSONSFIELD ROAD, BANSTEAD, SURREY, SM7

£885,000

FREEHOLD

Winkworth





PARSONSFIELD ROAD

BANSTEAD, SURREY, SM7

**THIS FABULOUS FOUR BEDROOM SEMI
DETACHED HOUSE HAS BEEN
THOUGHTFULLY AND SKILFULLY
REMODELLED AND REFURBISHED TO A
HIGH STANDARD THROUGHOUT.**

The property is conveniently located in the Nork area of Banstead, within easy reach of well-regarded schools for all age groups, local shops in Nork Parade, as well as the green open spaces of Nork Park. Banstead High Street is just a short distance away, which offers a more comprehensive range of shopping including Waitrose and Marks and Spencers Simply Food.



PARSONSFIELD ROAD BANSTEAD, SURREY, SM7

This beautifully presented family home has been refurbished to a high specification throughout. The property has an attractive frontage with a driveway providing parking for several cars. Once inside the owners attention to detail is very apparent.

The living space comprises; covered porch and welcoming hallway, an elegant front reception room with a large bay window, an impressive open plan kitchen/living/family room to the rear with bi-fold doors, which provide a bright open feel overlooking the delightful garden. This space is essentially the hub of the house, and is great for a busy family lifestyle, complete with a dining area, and living room area. The quartz worktops, modern contemporary units, and new integrated appliances will be attractive to anyone who spends a lot of time in the kitchen. This is complimented by the separate utility room, whilst the useful boot room and downstairs WC complete the ground floor.

Upstairs offers three double bedrooms with built-in wardrobes in the principal bedroom, a further single bedroom, and a fabulous modern 4 piece family bathroom including a separate walk-in shower.

The front block paved driveway allows for off street parking with an electric car charging point, and gated side access to the garden. The attractive and secluded rear garden benefits from a patio area adjacent to the house, with the remainder mainly laid to lawn, with mature shrub and hedge borders.

BANSTEAD OFFICE

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AT A GLANCE...

- Covered Storm Porch
- Entrance Hall
- Open Plan Living/Dining/Family Room
- Living Area - 14'1" x 13'10" (4.29m x 4.21m)
- Dining Area- 13'9" x 12'4" (4.19m x 3.77m)
- Kitchen Area - 13'0" x 10'2" (3.96m x 3.10m)
- Front Reception Room - 14'4" x 11'5" (4.37m x 3.49m)
- Office/Downstairs Bedroom - 10'1" x 7'2" (3.07m x 2.19m)
- Utility Room - 7'2" x 6'6" (2.19m x 1.98m)
- Coat Room/Lobby - 7'9" x 5'3" (2.36m x 1.61m)
- WC

- Bedroom 1- 15'0" x 10'10" (4.58m x 3.31m)
- Bedroom 2 - 12'4" x 10'4" (3.77m x 3.15m)
- Bedroom 3 - 14'8" x 9'7" (4.46m x 2.92m)
- Bedroom 4 - 6'11" x 6'4" (2.10m x 1.93m)
- Family Bathroom

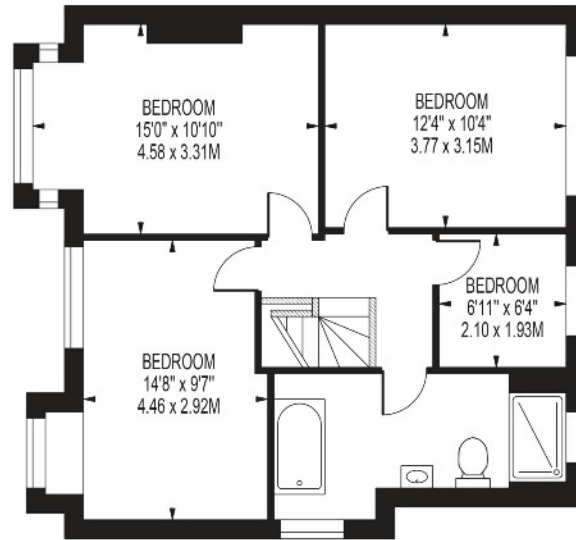
- Rear Garden - 80' (24.38m) approximately



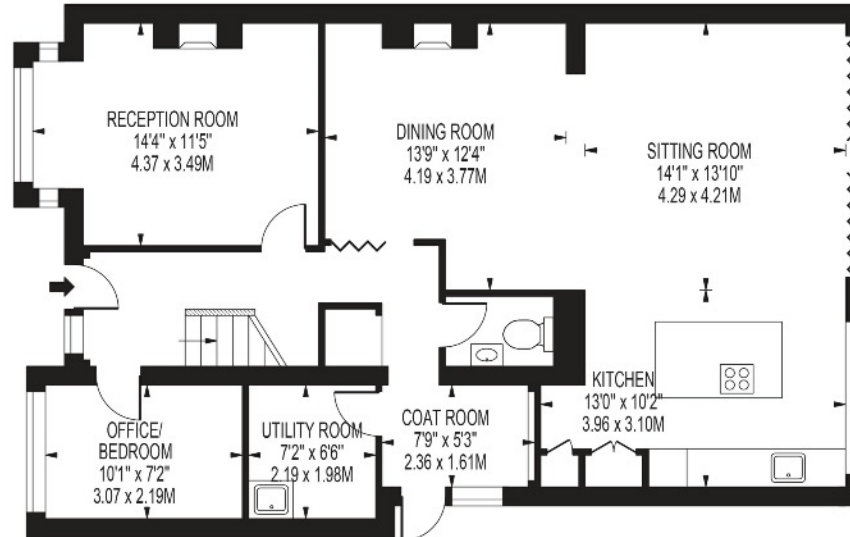


PARSONSFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1645 SQ FT - 152.83 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | 73 | 81 |
| (55-68) | D | | |
| (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

See things differently.