



PRESTBURY CRESCENT, BANSTEAD, SURREY, SM7

£625,000

FREEHOLD

Winkworth





PRESTBURY CRESCENT

BANSTEAD, SURREY, SM7

**A BRIGHT AND SPACIOUS EXTENDED
FOUR BEDROOM/TWO BATHROOM 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.



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This bright and spacious house occupies an elevated position and the ground floor briefly comprises; entrance hallway, cloakroom, a front living room with an attractive bay window and wood burner, a fabulous modern open plan kitchen/dining room which has numerous integrated appliances including a double oven, hob and extractor as well as ample work-top space incorporating a breakfast bar. Double doors lead out into the garden.

Upstairs there are three double bedrooms, a single bedroom and two bathrooms set over two floors. The principal bedroom has the benefit of an en-suite shower room.

Outside there is off road parking to the front and a shared driveway which leads to a detached garage that has been converted to a useful office/studio.

The raised rear garden is paved for ease of maintenance and has a free standing 'pool' and a fabulous summer house which offers a variety of uses.

All in all, a lovely family home that must be viewed to be fully appreciated.



BANSTEAD OFFICE

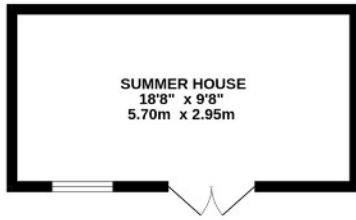
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AT A GLANCE...

- Entrance Hall
- Living Room - 17'0" x 11'0" (5.18m x 3.35m)
- Cloakroom
- Kitchen/Dining Room - 16'5" x 15'0" (5.00m x 4.56m)
- Bedroom 1 - 16'8" x 9'6" (5.08m x 2.90m)
- En-suite
- Bedroom 2 - 11'11" x 10'10" (3.63m x 3.30m)
- Bedroom 3 - 10'10" x 10'0" (3.30m x 3.06m)
- Bedroom 4 - 6'10" x 6'0" (2.08m x 1.83m)
- Family Bathroom
- Office/Studio - 15'7" x 8'8" (4.76m x 2.63m)
- Rear Garden - approximately 52' (15.90m)
- Summer House - 18'8" x 9'8" (5.70m x 2.95m)



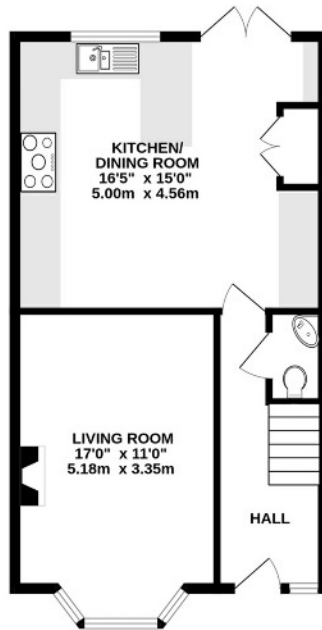




SUMMER HOUSE
18'8" x 9'8"
5.70m x 2.95m



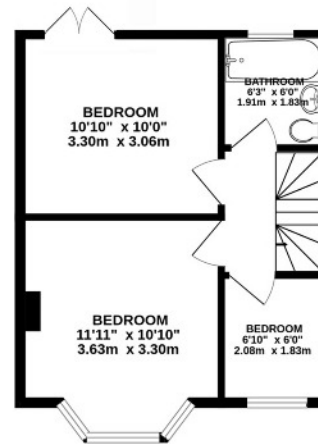
OFFICE
/STUDIO
15'7" x 8'8"
4.76m x 2.63m



LIVING ROOM
17'0" x 11'0"
5.18m x 3.35m

KITCHEN/
DINING ROOM
16'5" x 15'0"
5.00m x 4.56m

GROUND FLOOR



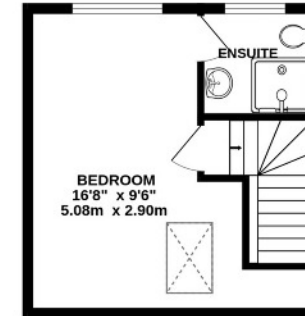
BEDROOM
10'10" x 10'0"
3.30m x 3.06m

BEDROOM
11'11" x 10'10"
3.63m x 3.30m

BEDROOM
6'10" x 6'0"
2.08m x 1.83m

BATHROOM
6'3" x 6'0"
1.91m x 1.83m

FIRST FLOOR



BEDROOM
16'8" x 9'6"
5.08m x 2.90m

ENSUITE

Prestbury Crescent, Banstead
INTERNAL FLOOR AREA (APPROX.) 1450 sq ft/ 134.7 sq m
Including Summer House and Office/Studio
Garden extends to 52' (15.90m) approx.

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 © 2024.



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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See things differently.