



**GLENFIELD ROAD, BANSTEAD, SURREY, SM7**

**£795,000**

FREEHOLD

**Winkworth**





## GLENFIELD ROAD

BANSTEAD, SURREY, SM7

**THIS BRIGHT, SPACIOUS AND EXTENDED FAMILY HOUSE IS IDEALLY LOCATED IN A QUIET TREE LINED ROAD IN THE HEART OF BANSTEAD VILLAGE.**

Banstead High Street offers a selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food. The house is also within walking distance of a choice of well-regarded schools. Frequent bus services are available to neighbouring towns including Epsom, Sutton and Reigate. The Lady Neville Recreation Ground with children's playground and park café is close by, as are Banstead Downs and Cuddington Golf Courses.



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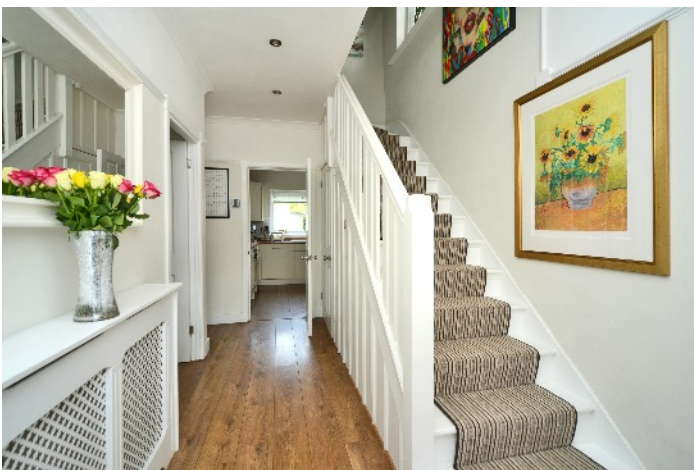
This bright and spacious family house is ideally located in a much sought after tree-lined road, in the heart of Banstead village.

The ground floor comprises; entrance hall, front aspect living room, study/ground floor bedroom with an en-suite shower room, dining room opening into a conservatory and a kitchen/breakfast room with a small adjoining utility area with direct access to the rear garden.

The first floor provides two double bedrooms, a further good sized single bedroom and a family bathroom with separate walk-in shower.

Outside, the frontage provides the convenience of off-road parking. Side access leads to the well screened rear garden, which is mainly laid to lawn and measures approximately 90 feet in length. There is a summer house/home office which is fully insulated, with power and lighting and a traditional garden shed.

All in all a fabulous house in an ideal convenient setting.



## BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

### AT A GLANCE...

- Entrance Hall
- Living Room - 16'8" x 11'8" (5.08m x 4.06m)
- Dining Room - 13'2" x 5'8" (4.01m x 3.56m)
- Conservatory - 11'10" x 10'6" (3.60m x 3.21m)
- Kitchen/Breakfast Room - 16'6" x 9' 9" (5.02m x 2.97m)
- Utility
- Study/Office - 11'1" x 7'5" (3.38m x 2.26m)
- En-suite shower room
- Bedroom 1- 17'0" x 12'4" (5.18m x 3.76m)
- Bedroom 2 - 13'0" x 12'0" (3.96m x 3.66m)
- Bedroom 3 - 8'11" x 8'7" (2.72m x 2.62m )
- Family Bathroom - 15' x 13' (4.57m x 3.95m)
- Rear Garden - 92' (28.0m) approximately
- Garden Office - 12'6" x 11'5" (3.82m x 3.47m)
- Council Tax Band E





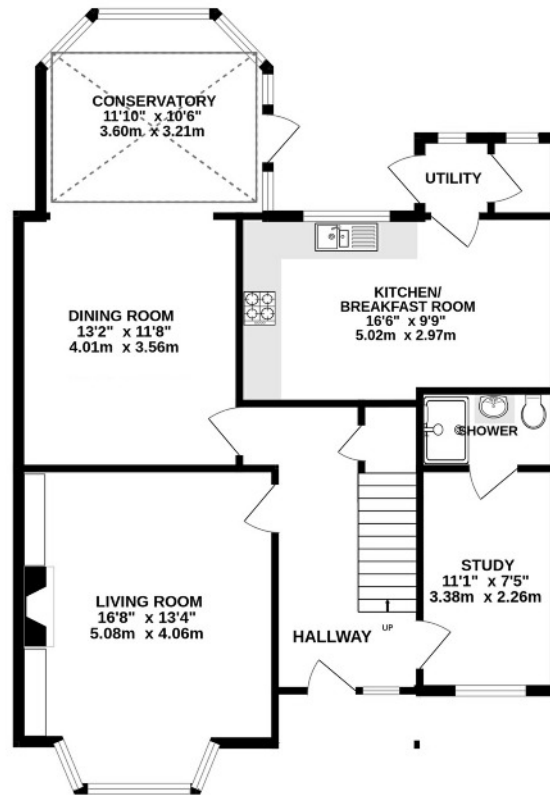


## Glenfield Road, Banstead

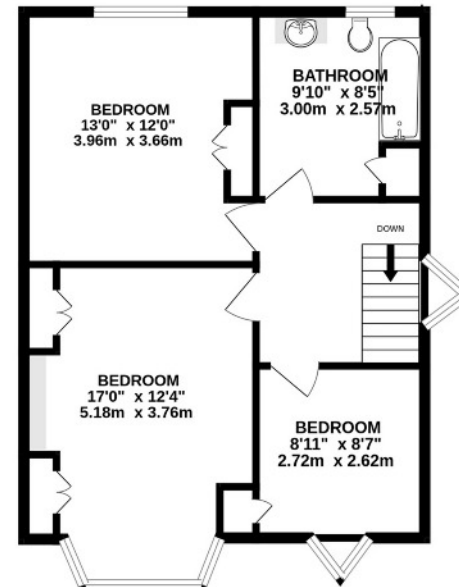
INTERNAL FLOOR AREA (APPROX.) 1510 sq ft/ 140.0 sq m

Excluding Garden Office

Garden extends to 92' (28.0m) 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 © 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(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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## Banstead office

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