



A stunning family home on the edge of Banstead village

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# Follyfield Road Banstead SM7 2LA

Banstead Village within a mile  
London by rail 40 minutes from Banstead  
Or change at Sutton 25 minutes  
M25 (Junction 8) 5 miles  
*All times and distances are approximate*

Situated in this convenient and highly sought-after location on the edge of Banstead village, is this stunning example of a 1930's semi-detached family home. Offering both generous and well-appointed accommodation throughout, whilst boasting additional potential for further enhancement.

- | Porch
- | Entrance Hall
- | Sitting Room
- | W/C
- | Kitchen
- | Dining Room
- | Three Bedrooms
- | Family Bathroom
- | Private Garden
- | Detached Garage
- | Off-Street Parking

Price £750,000





Within walking distance of Banstead high street, with its array of amenities, is this perfect example of a 1930's three bedroom semi-detached family home. The property has been finished to a very high standard by the current owners, its both bright and airy with spacious and well-proportioned rooms throughout. The kitchen and dining room is extended and has been cleverly fitted with modern furnishings, whilst the front sitting room boasts an impressive bay window and original fireplace. The mature and private garden is secluded, has been well-maintained, and has direct access to the woodlands of Banstead Downs. The first floor is spacious with three good-size bedrooms, a contemporary family bathroom, plus access to a substantial loft which could be converted (STPP). There is a generous amount of off-street parking with a detached garage, making this an ideal family home with additional potential.

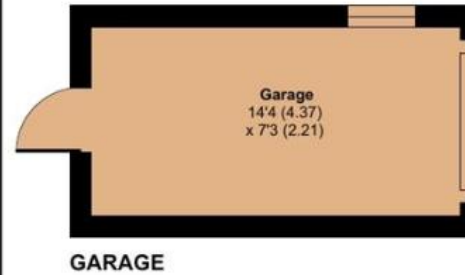
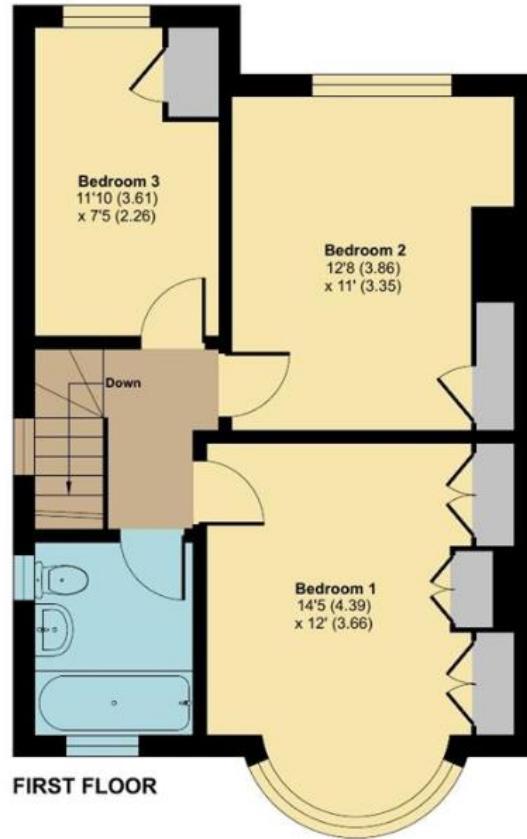
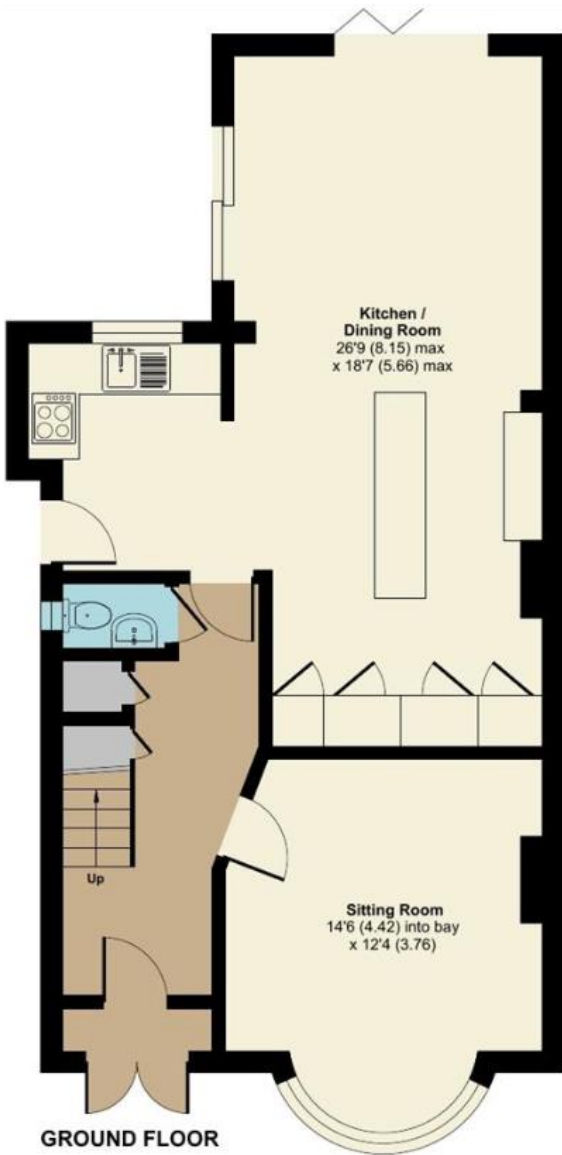


This quiet road just off of Winkworth Road is within walking distance of the village with its excellent high street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The village also has numerous cafes and restaurants. Nearby the open spaces of Banstead Downs provide beautiful walks and cycling routes and Oaks Park and Epsom Downs are also easily reached. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8), and there are rail services at Banstead Station some half a mile away.

Secluded plot backing Banstead Downs | Stunning fitted kitchen | Detached garage | Cul-de-sac location | Well-appointed and immaculately maintained throughout | Porch entrance | Downstairs cloakroom | Potential for further enhancement (STPP) | Off-street parking | Well-proportioned bedrooms with built-in storage



TOTAL AREA  
1,171 SQ FT / 108.7 SQ M



Tenure: Freehold  
Local Authority: Reigate and Banstead Borough Council  
Council Tax Band: F  
Full Fibre to Property Available  
All mains services  
To the best of our knowledge on production of this brochure



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