



A three bedroom family home in a popular location close to local amenities

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# Parsonsfield Road Banstead SM7 1JS

Banstead Village ½ miles Epsom 3 miles  
London by rail 40 minutes from Banstead  
or change at Sutton 25 minutes  
M25 (Junction 8) 6 miles  
*All times and distances are approximate*

In an ever popular residential road, this end of terrace 3 bedroom house is an opportunity to acquire a family home close to popular schools and transport links.

- Hallway,
- Sitting-Dining Room
- Kitchen
- Cloakroom
- 3 Bedrooms
- Bathroom
- Rear Garden

Asking Price £499,999





This three bedroom end of terrace house comes to the market with no onward chain and immediate availability. The sitting - dining room to the front enjoys a bay window and gas fire, whilst the kitchen overlooks and has direct access onto the garden. The three bedrooms are all doubles with built-in wardrobes and are joined by the bathroom upstairs. The rear garden extends beyond 75' with a brick built shed to the side. The property has potential for further extension, subject to the usual consents. Please note: All Services/Appliances have not and will not be tested by the seller.

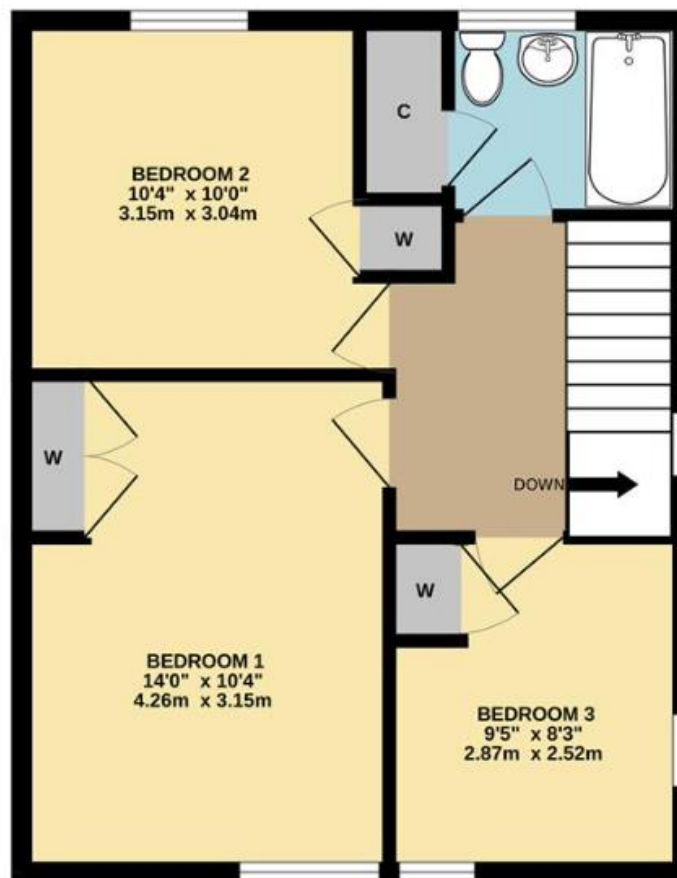


This quiet and popular Nork location is close to Warren Mead School as well as The Beacon and the Banstead area has a wider choice of schooling. There are local shops at nearby Nork Way and Drift Bridge parades whilst Banstead Village and the Asda Superstore at Burgh Heath are easily reached. Buses run nearby for Epsom and Sutton and there are rail services at Banstead and nearby Tattenham Corner. The A217 and A240 give arterial routes to the M25 and A3 respectively. The open spaces of Nork Park and Epsom Downs are also close by.

No Onward Chain | 3 Double Bedrooms | Potential to Extend | Short Walk to Nork Park and Warren Mead School | Rear Garden of over 75' | Mains Services | Cloak Room | Built-in Storage to all Bedrooms | Brick built Storage Shed to rear | Available Immediately







**TOTAL FLOOR AREA**

**1,058 SQ FT / 98.3 SQ M**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Tenure: Freehold

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: E

All mains services

To the best of our knowledge on production of this brochure

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