



Family home close to Banstead high street with untold potential

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Harbourfield Road Banstead SM7 2LJ

Central Village Location
London by rail 40 minutes from Banstead
or change at Sutton 25 minutes
M25 (Junction 8) 5 miles
All times and distances are approximate

In an ever popular Banstead Village location, being less than 50 yards from the High Street, this three bedroom semi-detached home offers a great opportunity to acquire a family property with plenty of potential for growth.

- | Porch
- | Hall
- | Sitting Room
- | Dining Room
- | Kitchen
- | Conservatory
- | Downstairs W/C
- | 3 Bedrooms
- | Family bathroom
- | Garage
- | Off-Street Parking
- | Rear Garden

Offers in Excess of £600,000





This three bedroom, semi-detached house presents an opportunity to refurbish a family home with great potential to extend to the rear and into the loft, subject to the usual consents, in the centre of Banstead Village. Externally the South-Westerly backing garden runs to some 90' with access to the garage to the side, to the front there is driveway parking. Internally the three bedrooms are of a good size, and an open plan sitting - dining room gives a large space for entertaining.



Harbourfield Road is situated off of the High Street with all the amenities it provides. There is a good selection of local schooling in this vicinity, as well as the open spaces of Lady Neville Recreation Ground with Park Café nearby. Bus services are available from the village to neighbouring towns including Epsom, Sutton and Reigate.

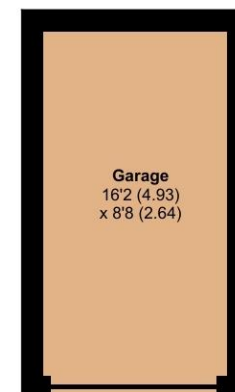
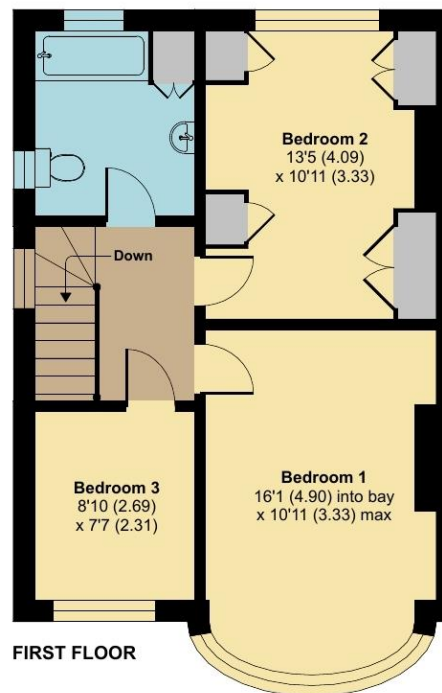
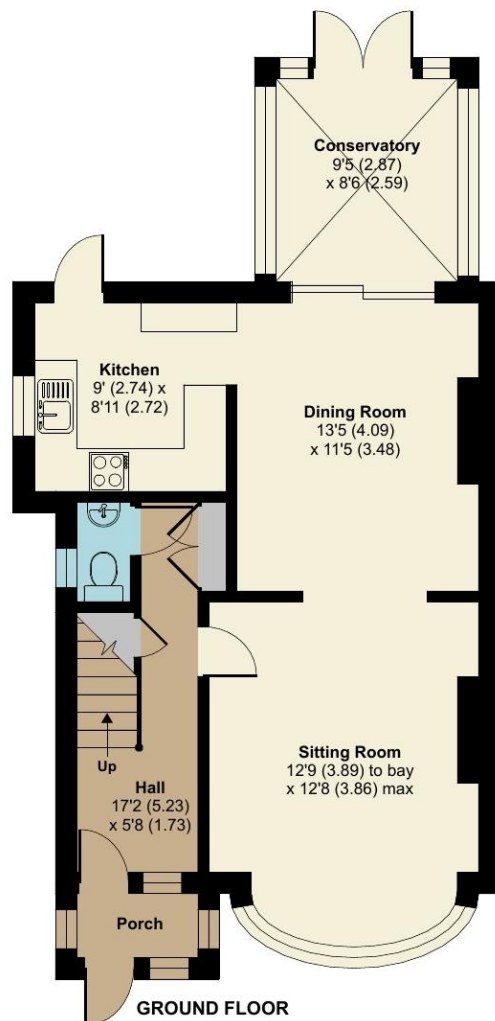
Banstead Village Location | Moments from the High Street | South-Westerly 90' Rear Garden | Bay Window to front | Minutes from Lady Neville Recreation Ground | Gas-Fired Central Heating | Garage and Driveway Parking | Short Walk to multiple Bus Routes | Potential to Extend | End of Chain



TOTAL FLOOR AREA

1,331 SQ FT / 123.6 SQ M

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 59 D | 79 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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a viewing appointment

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