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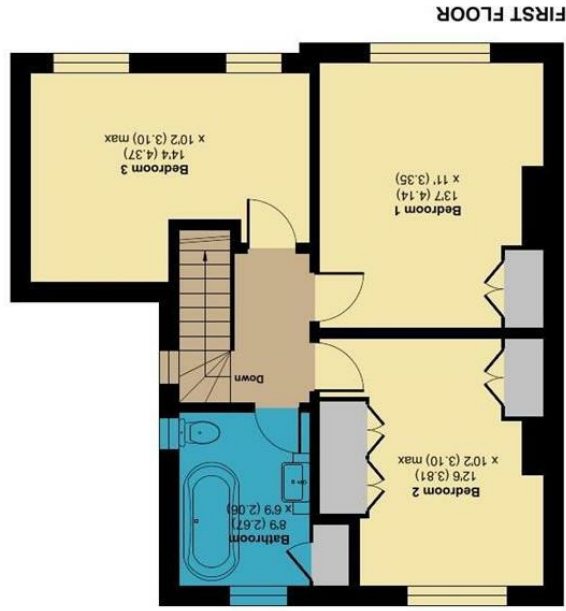
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RICS

The Property Ombudsman

CHRISTIES

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026.
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Parsonsfield Road, Banstead, SM7
Approximate Area = 1240 sq ft / 115.2 sq m
For identification only - Not to scale



CHRISTIES



PARSONSFIELD ROAD, BANSTEAD SM7 1JW

GUIDE PRICE £700,000

A WELL-PRESENTED AND SPACIOUS THREE-BEDROOM SEMI-DETACHED FAMILY HOME, IDEALLY POSITIONED IN A POPULAR RESIDENTIAL ROAD WITHIN THE HIGHLY SOUGHTAFTER NORK AREA OF BANSTEAD. OFFERING VERSATILE ACCOMMODATION, THE PROPERTY COMBINES GENEROUS LIVING SPACE WITH AN EXCELLENT LOCATION FOR FAMILIES.

THE GROUND FLOOR COMPRISES A WELCOMING ENTRANCE HALL, A GENEROUS RECEPTION ROOM, SEPARATE DINING ROOM WITH ACCESS ONTO THE REAR GARDEN, FITTED KITCHEN, USEFUL HOME OFFICE AND A CONVENIENT GROUND-FLOOR SHOWER ROOM.

UPSTAIRS ARE THREE WELL-PROPORTIONED BEDROOMS TOGETHER WITH A FAMILY BATHROOM. OUTSIDE, THE PROPERTY BENEFITS FROM OFF-STREET PARKING TO THE FRONT, WHILE TO THE REAR IS A PARTICULAR HIGHLIGHT — AN IMPRESSIVE GARDEN PROVIDING PLENTY OF SPACE FOR ENTERTAINING, CHILDREN AND OUTDOOR LIVING.

THE LOCATION IS PARTICULARLY CONVENIENT FOR FAMILIES, WITH WARREN MEAD INFANT AND JUNIOR SCHOOLS CLOSE BY, TOGETHER WITH ABERDOUR SCHOOL. NORK WAY PROVIDES A GOOD SELECTION OF EVERYDAY SHOPS AND AMENITIES, WHILE BANSTEAD VILLAGE OFFERS A WIDER RANGE OF SHOPS, CAFÉS AND RESTAURANTS.

FOR COMMUTERS, BANSTEAD AND EPSOM DOWNS RAILWAY STATIONS ARE BOTH WITHIN EASY REACH, TOGETHER WITH LOCAL BUS SERVICES AND CONVENIENT ROAD LINKS TO THE SURROUNDING AREA. THE OPEN SPACES OF NORK PARK ARE ALSO NEARBY.

A SUPERB FAMILY HOME OFFERING GENEROUS ACCOMMODATION, AN EXCELLENT REAR GARDEN AND A HIGHLY CONVENIENT LOCATION FOR SCHOOLS, TRANSPORT AND LOCAL AMENITIES.

- SPACIOUS THREE-BEDROOM SEMI-DETACHED FAMILY HOME
- GENEROUS PRINCIPAL RECEPTION ROOM PLUS SEPARATE DINING ROOM
- THREE WELL-PROPORTIONED BEDROOMS AND FIRST-FLOOR FAMILY BATHROOM
- CLOSE TO NORK PARK AND BANSTEAD VILLAGE
- CONVENIENT FOR BANSTEAD & EPSOM DOWNS RAILWAY STATIONS
- COUNCIL TAX BAND E
- EPC RATING E

