



15 Thornfield Road | Banstead | Surrey | SM7 2HX

FROST 
Estate Agents Since 1862
Exclusive Premier Homes

| ASKING PRICE £450,000 | FREEHOLD |

Frost Estate Agents are delighted to present to the market this spacious three bedroom end-of-terrace home, ideally located in a charming cul-de-sac within easy walking distance of Banstead Village and its excellent selection of shops and amenities. The property is in need of full modernisation, making it a fantastic opportunity for buyers looking to put their own stamp on a home. There is also excellent potential for a loft conversion (subject to the usual planning permissions), as many of neighbouring properties have already completed.

The accommodation in brief consists of; entrance hallway, front reception, open plan kitchen diner, conservatory, three good size bedrooms, bathroom and separate WC. Outside there is a useful store, front garden with lawn area, and the rear garden with its large patio is ideal for entertaining, there is side access and rear access with a garden gate opens onto a lightly wooded copse footpath which branches to either end of Banstead Village

Tucked away in a sought-after residential cul-de-sac, this surprisingly spacious home occupies an excellent spot just a short stroll from the village centre. The high street offers a great range of shops, including a Waitrose and an M&S Simply Food, along with a selection of quality cafés and restaurants. Nearby, the scenic Banstead Downs provide lovely opportunities for walking and cycling, with Oaks Park and Epsom Downs also close by. Convenient transport links are available via the A217, giving direct access to London and the M25 at Reigate Hill, and Banstead Station offers regular rail connections. Schools are easily walkable and include, Beacon ,Banstead Prep ,Banstead Junior ,St Anne's Catholic Primary to name a few.













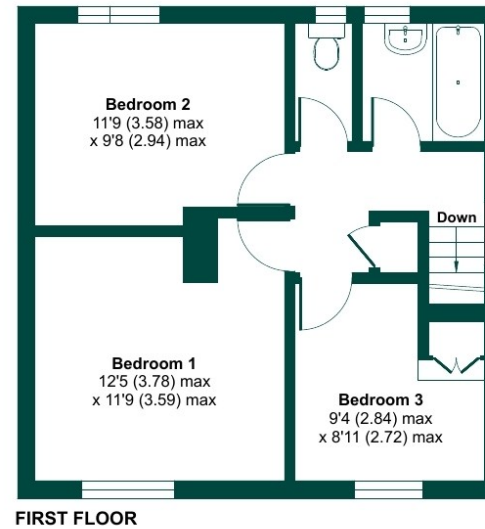
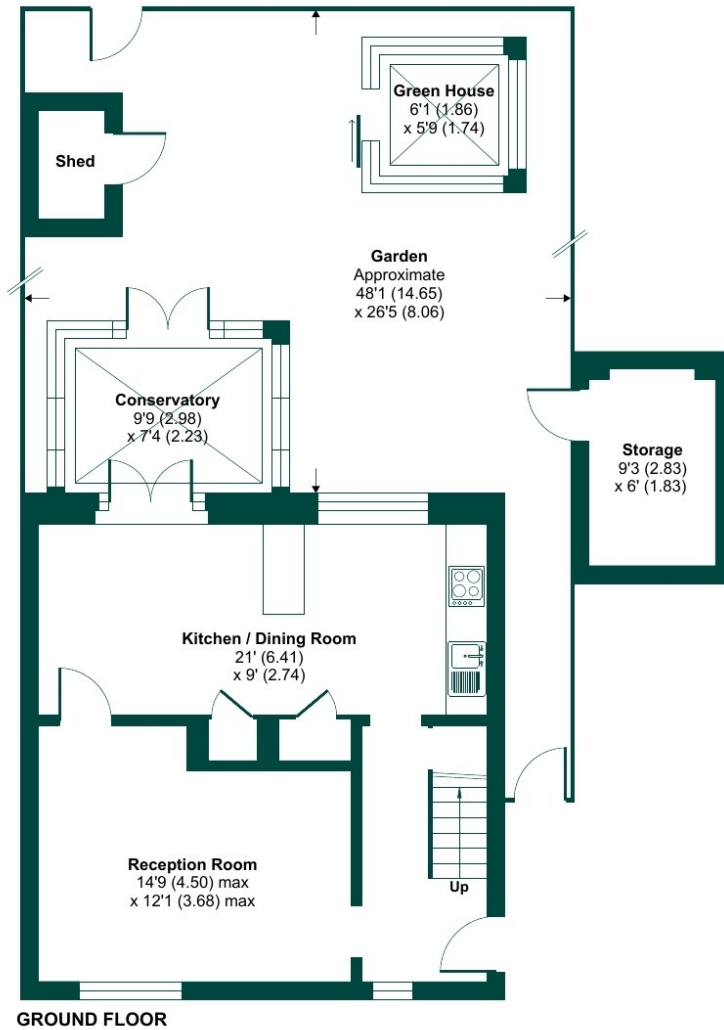
Thornfield Road, Banstead, SM7

Approximate Area = 1007 sq ft / 93.5 sq m

Outbuildings = 107 sq ft / 9.9 sq m

Total = 1114 sq ft / 103.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Frost Estate Agents. REF: 1370414



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.