



**FINE & COUNTRY**  
Kingswood

*26 Gerald's Grove*  
Banstead, Surrey, SM7 1NE



## Property at a glance

- Four Bedrooms
- Two Luxury Shower Rooms
- Sitting room
- Dining room
- Conservatory
- Modern Kitchen/Breakfast room
- Ground Floor Cloakroom
- Single Garage & Two Driveways
- Landscaped Rear Garden
- Available January 2026

## Setting

This fabulous family home is located within a short distance of Nork and Banstead village and rail station, which operates services to Victoria taking approximately 45-55 minutes.

Banstead retains the charm of a popular village with the benefit of being only a short drive from the towns of Epsom, Sutton and Reigate, all of which boast comprehensive shopping facilities.

The M25 is approximately 4 miles to the South at junction 8, providing links to Gatwick and Heathrow Airports.

It is a popular residential area offering access to some excellent local schools catering for all age groups in both private and state sectors.

There is a wide selection of sporting and leisure activities around the area.

The surrounding and extensive countryside is ideal for both walking, running and riding. Ramblers and nature enthusiasts will be spoilt for choice by the wealth of walks in the area.

£3,300 PCM

# 26 Gerald's Grove

Located within a delightful cul de sac close to local shops, schools and transport is this splendid four bedroom family home. The property comprises of a welcoming entrance hall, double aspect sitting room, cloakroom, store room, dining room open plan to the conservatory and modern fitted kitchen/breakfast room to the ground floor. The property also benefits from underfloor heating to kitchen/breakfast room.

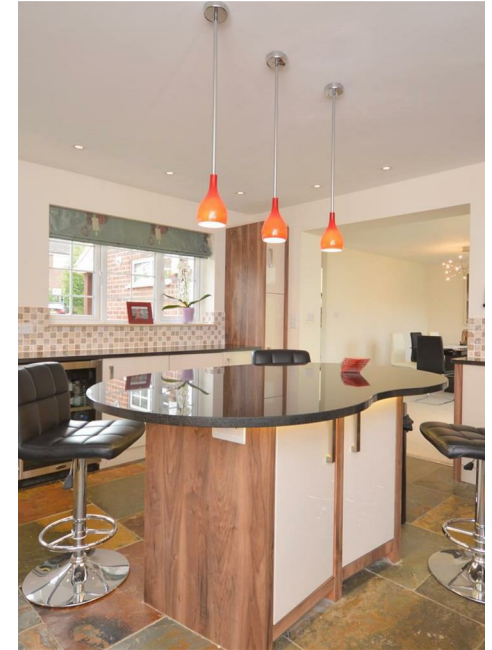
To the first floor is the principal bedroom with built-in wardrobes and luxury en-suite shower room, and three further bedrooms, two with fitted wardrobes, and there is a modern family shower room. The property also benefits from underfloor heating to kitchen/breakfast room. Outside there are two driveways, single garage and landscaped rear garden. The property is available January 2026.

TERMS: Tenancy term to be agreed between Landlord and Tenant. Rent payable monthly in advance. The tenant is responsible for the cost of all utility bills applicable to this property and council tax. A security deposit will be required in cleared funds prior to the start of the tenancy, which will be lodged with the Tenant Deposit Scheme. Should a tenant need to be released early from the Tenancy this is subject to the Landlord being in agreement. Figures to be confirmed upon request. All other terms are subject to negotiation and agreement.

Deposit: £3,692.30 (5 weeks)

Available: January 2026

Unfurnished



# Geralds Grove, Banstead, SM7

Approximate Area = 1717 sq ft / 159.5 sq m

Garage = 235 sq ft / 21.8 sq m

Total = 1952 sq ft / 181.3 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). © n1cheom 2025. Produced for Fine & Country. REF: 1387570

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendor's agents Fine & Country on 01737 361014.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(102 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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