



North Acre, Banstead, Surrey  
£735,000 - Freehold



**WILLIAMS  
HARLOW**











This impressive detached house offers a perfect blend of space, comfort, and convenience. Set on a sizeable corner plot, the property boasts an adaptable layout, making it ideal for family living. With five generously sized bedrooms, four of which are located on the first floor, and one conveniently situated on the ground floor with an adjoining shower room, this home caters to a variety of needs.

The property features two inviting reception rooms, providing ample space for relaxation and entertaining. The well-designed layout ensures that families can enjoy both togetherness and privacy. Additionally, the house benefits from plentiful parking, accommodating three vehicles, plus a garage for added convenience.

One of the standout features of this home is its proximity to Banstead Village, which is just a short and easy walk away. Here, residents can enjoy a range of local amenities, including shops, cafes, and restaurants, making daily life both enjoyable and convenient. Furthermore, the area is known for its excellent local schools, ensuring that families have access to quality education options.

In summary, this detached house in North Acre, Banstead, presents a wonderful opportunity for those seeking a flexible family home in a desirable location. With its spacious accommodation, ample parking, and close proximity to local amenities and schools, this property is sure to appeal to a wide range of buyers.

## THE PROPERTY

A detached property located in a cul-de-sac position enjoying one of the largest garden plots within the area. The property is a highly sought after design with flexible and adaptable accommodation arranged over two floors. On the ground floor there is a good sized living/dining room, downstairs WC, kitchen, rear sitting room and a downstairs bedroom with an adjoining shower room, plus there is access to the integral garage. To the first floor there are four further bedrooms and a bathroom. The property is in excellent decorative order throughout.

## OUTDOOR SPACE

Extra sunny large westerly aspect rear garden which comprises of a patio which expands to the side and rear. The remainder of the

garden is mainly laid to a well manicured level lawn flanked with mature flower/shrub borders and an attractive brick wall running the rear boundary. The property to the front offers plentiful parking ideal for the visitor and family plus a garage.

## THE LOCAL AREA

The property is located on the western extremities of Banstead Village but yet affords a easy walk to the High Street with a comprehensive range of High Street shopping facilities. There are also excellent local schools within the area at both primary and secondary level. The area comprises of other similar detached houses in unique designs many of which have been adapted like this, by the present owners to suit their individual requirements.

## VENDORS THOUGHTS

We have owned this property since 2002 relocating from Wimbledon. The property in many ways has been versatile and adaptable as all of our family stayed with us over the intervening years. We enjoy the location as being in a cul-de-sac but also the ease of access on foot to Banstead Village High Street. We plan now to retire to the coast. The house holds many happy memories for us and we hope the next owners enjoy it as much as we have.

## WHY YOU SHOULD VIEW

Rarely available detached house with five bedrooms, two bathrooms and two fantastic sized reception rooms should appeal to the growing family alongside the sizeable garden plot, which is far over and above many of the adjoining properties, would be ideal family or keen gardener.

## WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton  
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station

420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)  
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate  
405 Coulsdon South to West Croydon

## LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour  
Sutton – London Victoria 33 minutes  
Sutton to London Bridge 39 minutes  
Tattenham Corner Station – London Bridge, 1 hour 9 min

## LOCAL SCHOOLS

St Annes Catholic Primary School – Ages 4-11  
Banstead Infant School – Ages 4-7  
Banstead Community Junior School – Ages 7-11  
Woodmansterne Primary School – Ages 4-11  
The Beacon School Secondary School – Ages 11-16  
Banstead Preparatory School – Aged 2-11  
Aberdour School – Ages 2-11  
Sutton High School – Ages 3-18  
Ewell Castle School – Ages 3-18

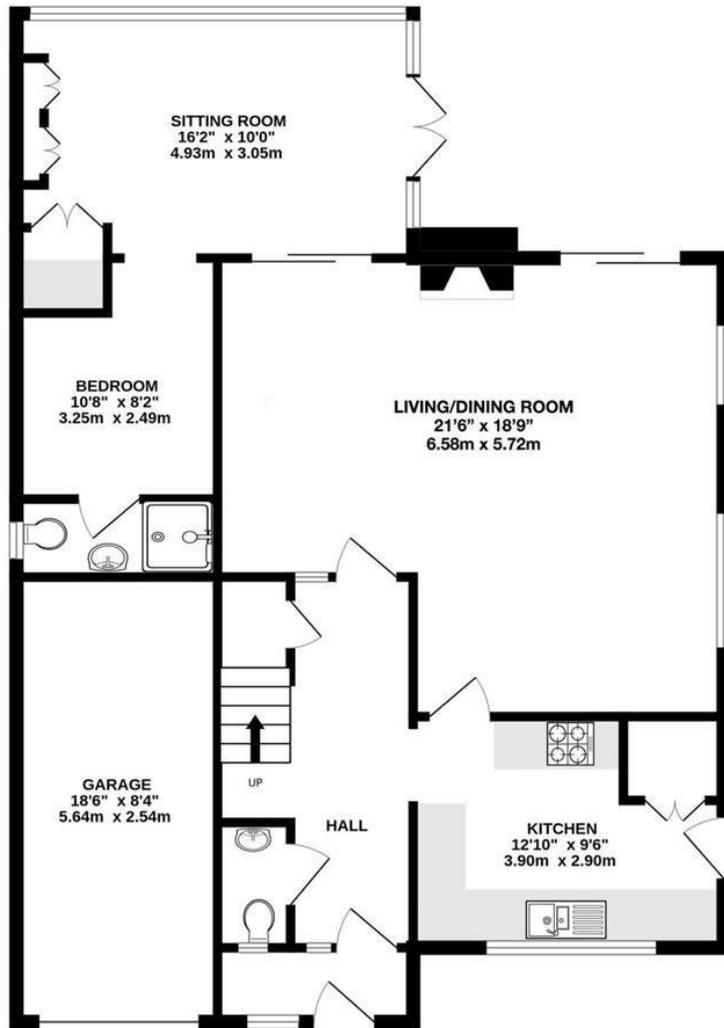
## COUNCIL TAX

Reigate & Banstead BAND F £3,537.14 2025/26

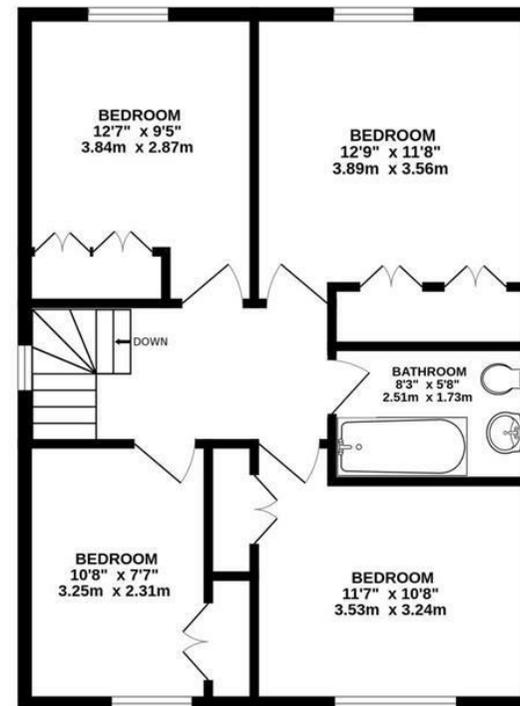


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

**North Acre, Banstead**  
INTERNAL FLOOR AREA (APPROX.) 1630 sq ft/ 151.4 sq m  
Garden extends to 87' (26.5m) approx.



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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			
		44	71
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

