



Beckenshaw Gardens, Banstead,  
£450,000 - Freehold



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**WILLIAMS  
HARLOW**























Located in the tranquil cul-de-sac of Beckenshaw Gardens, Banstead, this substantial semi-detached bungalow presents an excellent opportunity for those seeking a charming home in a desirable location. With two well-proportioned bedrooms and a comfortable reception room, this property offers ample space for relaxation and entertaining.

The bungalow boasts a larger than average rear garden, perfect for gardening enthusiasts or those who enjoy outdoor leisure. The property also features convenient parking for up to three vehicles, along with a car port and garage, ensuring that you will never be short of space for your vehicles or storage needs.

Situated within walking distance of the quaint Woodmansterne Village, residents can enjoy the local amenities and community spirit that this area has to offer. While the bungalow requires some modernisation, it presents a fantastic opportunity for buyers to put their own stamp on the property and create their ideal living space.

With no onward chain, this home is ready for a swift and uncomplicated purchase. Whether you are a first-time buyer, a downsizer, or looking for a project, this bungalow is a must-see. Embrace the potential of this lovely property and make it your own in the heart of Banstead.

## THE PROPERTY

Dating from the 1930's this semi-detached bungalow has been the subject of a substantial rear extension which now provides larger than average accommodation. In addition, the property by way of its location in cul-de-sac affords a substantial rear garden plus the additional benefit of car port, parking and garage. The property is also offered with no onward chain. The bungalow in its current configuration affords the prospective buyer the flexibility of practicality to change and adapt the accommodation dependent upon their lifestyles.

## OUTDOOR SPACE

The rear garden measures 183ft x 43ft and principally lawned. There is an outdoor summer house and also patio areas. The

garden has taken significant investment over the years and affords a much larger garden than other similar properties within the area.

## THE LOCAL AREA

Woodmansterne is superb if you haven't already visited and unlike many other Surrey towns enjoys a semi-rural location but also the added benefit of being within a short distance of Banstead Village High Street. Woodmansterne Village offers an independent range of shops and gastro pub, post office, local stores and Woodmansterne Primary School.

## VENDOR THOUGHTS

The property has been in our family for a number of years and due to our circumstances that property is now vacant. The property has had many happy memories for us over the years and we hope that the new owner will enjoy it as much as we have.

## WHY YOU SHOULD VIEW

Rarely available this substantially extended bungalow represents an excellent opportunity and it encompasses everything good for either the growing family or indeed the retired downsizer. The garden is a particular standout point and should be viewed. The property is in a peaceful neighbourhood which will allow you take evening strolls without a second thought to an array of vast green open spaces in a community where you will feel invested.

## KEY FEATURES

Two bedrooms - Lounge - Dining Room - Kitchen - Bathroom - Carport - Parking - Garage - Sizeable gardens

## LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11  
Chipstead Valley Primary School – Ages 2-11  
The Beacon School Secondary School – Ages 11-16  
Oaks Park High School - Ages 11-19  
Woodcote High School – Ages 11-18

## LOCAL TRAINS

Woodmansterne via Purley to London Bridge - 45 minutes approximately

Coulsdon South to London Victoria – 30 minutes

Coulsdon South to Horsham – 45 minutes

Chipstead, via Purley to London Bridge - 51 minutes

## LOCAL BUSES

405 Coulsdon South to West Croydon

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

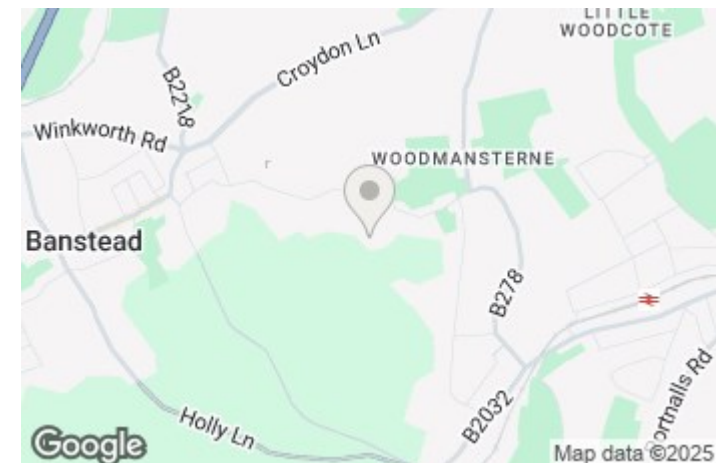
405 Coulsdon South to West Croydon

## COUNCIL TAX

Reigate & Banstead BAND D £2,448.79 2025/26

## WHY WILLIAMS HARLOW

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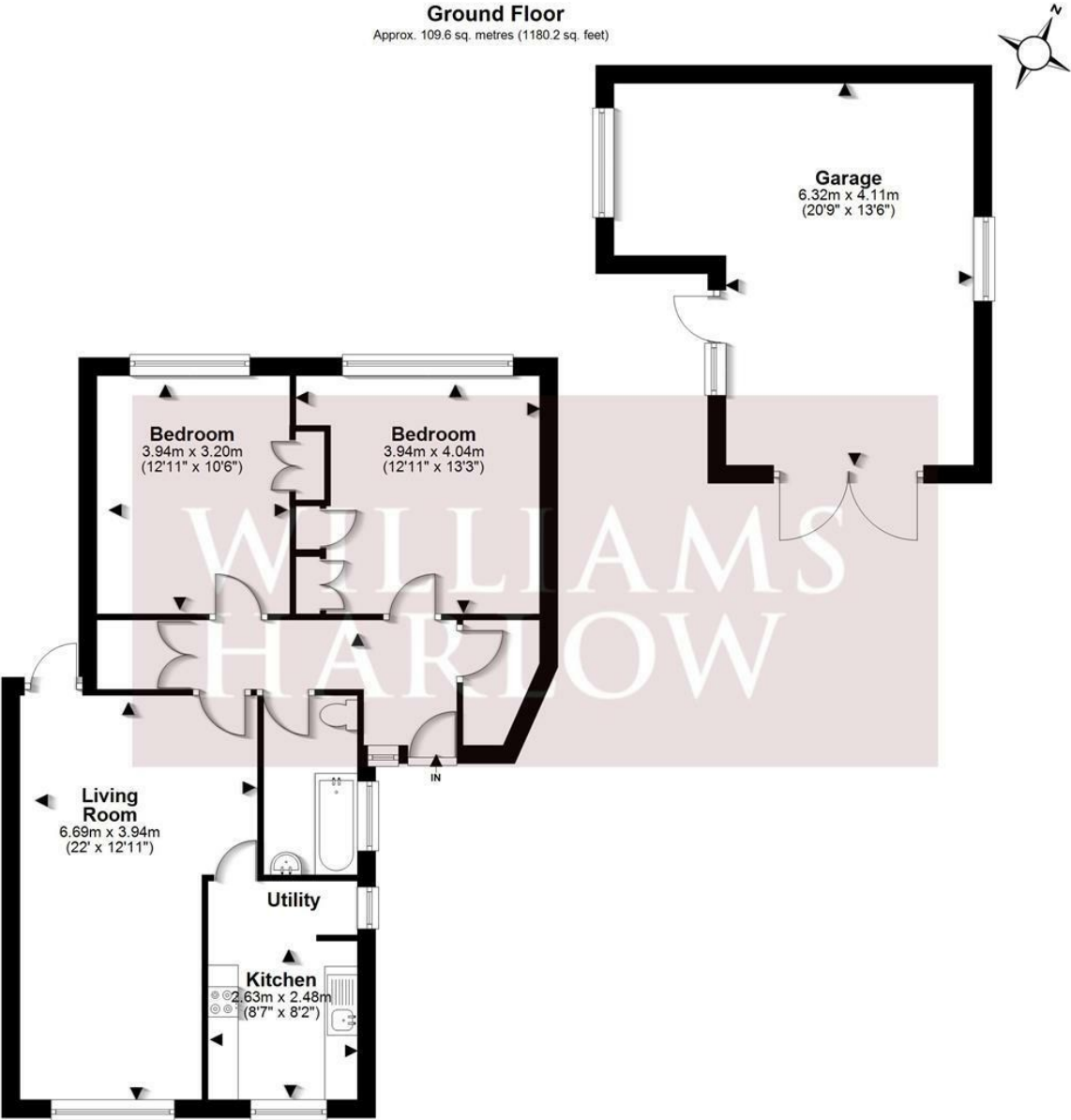




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Total area: approx. 109.6 sq. metres (1180.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>48</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

