

Warren Road, Banstead, Surrey

£950,000 - Freehold

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WILLIAMS HARLOW














plumplay









Located on the desirable Warren Road in Banstead, this charming detached house offers a perfect blend of modern living and traditional elegance. Spanning an impressive 1,750 square feet, the property boasts three well-appointed reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is undoubtedly the large open plan kitchen and dining area, which has been sympathetically extended to create a bright and inviting space for family gatherings and culinary adventures.

With four generously sized bedrooms, this residence caters to families of all shapes and sizes, ensuring everyone has their own sanctuary. The bathroom is tastefully designed, complementing the style of the home. Additionally, the property features a versatile home office or gym, ideal for those seeking a dedicated space for work or fitness.

Outside, the house benefits from off-street parking for two vehicles, a valuable asset in this sought-after area. The location is particularly appealing, as it is within walking distance of excellent local schools, medical facilities, and the charming shops at Nork Way. For commuters, Banstead mainline train station is conveniently close, providing easy access to London and beyond.

This delightful property is not just a house; it is a home that offers comfort, convenience, and a wonderful lifestyle in a vibrant community. Whether you are looking to settle down or invest, this residence is sure to impress.

THE PROPERTY

A handsome detached residence which is glorious in nature and aspirational in promise, proudly confident in its surrounding, the frontage is super charming, very alluring and we believe dates from the 1930s. The house has since been modernised and added to, to produce a luxury family home where multiple generations co-exist in harmony. The total accommodation comprises of four bedrooms and first floor bathroom which also incorporates a shower. A generous entrance hall, spacious open plan kitchen/dining/family room, a further reception room and also a utility/gym. The flexibility and practicality of the layout offers extra dimensions to busy lifestyles, elderly parents, teenagers or long staying guests.

OUTSIDE

The front of the property benefits from a large garden with a centrally located pathway either side of which are two areas of level lawn with parking available for two vehicles. There is additional parking available beyond wooden gates to the side of the property which conveniently link to the property's rear garden where there is a patio the immediate rear width. The remainder of the garden is mainly laid to lawn with a further patio area. There are a vast array of trees and shrubs affording the prospective purchaser with a high degree of privacy.

LOCAL AREA

Banstead Nork is a superb area if you haven't already visited. It offers a local range of shopping facilities at Nork Way, excellent primary and secondary schools alongside Nork park which is ideal for recreation plus Banstead High Street is easily accessible as well as the surrounding towns of Epsom, Sutton and Reigate. Banstead mainline train station is also reached within a short walk offering services to Sutton and London. This popular residential area has great appeal, surrounded by easy access to green open spaces, a peaceful neighbourhood which will allow you to enjoy evening walks without a second thought and a community where people feel invested.

LOCAL SCHOOLS

Warren Mead Junior School – Ages 7-11
Warren Mead Infant School – Ages 2-7
Epsom Downs Community School – Ages 3-11
Shawley Community Primary Academy – Ages 2-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

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 BUSES

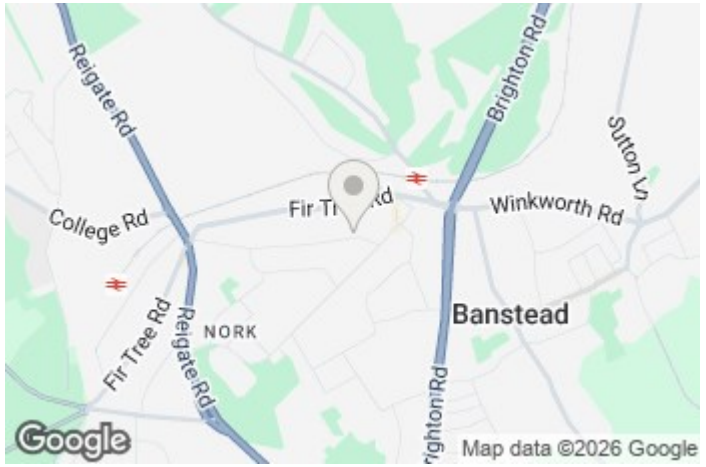
S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

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.

COUNCIL TAX

Reigate & Banstead BAND F £3,691.80 2026/27



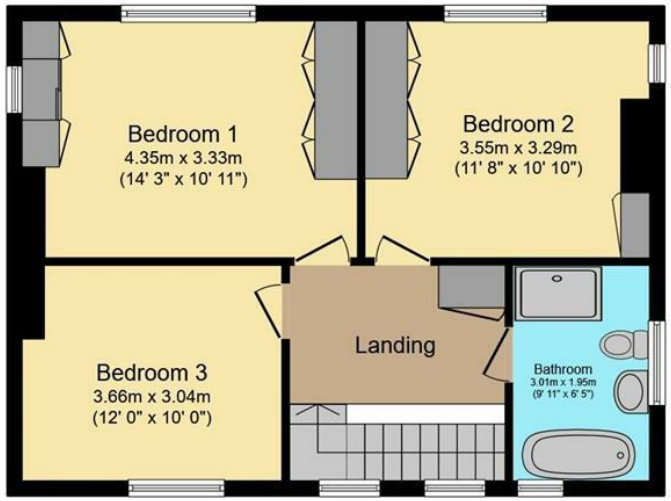
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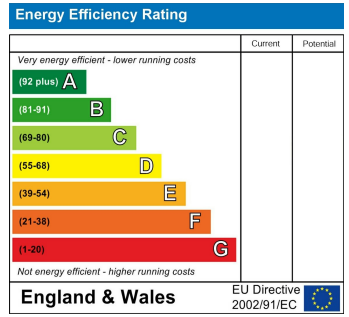
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Ground Floor



First Floor



Total floor area 162.5 sq.m. (1,750 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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