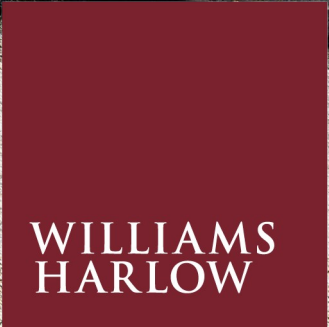




Fir Tree Road, Banstead, Surrey
Asking Price £950,000 - Freehold













Situated on Fir Tree Road, Banstead, this splendid house dated from the 1920's offers a wealth of character along with versatile living accommodation with four reception rooms including an open plan kitchen/family room, providing ample space for both relaxation and entertaining. The four well-appointed bedrooms ensure that there is plenty of room for family and guests alike, while the three bathrooms add convenience to daily living.

One of the standout features of this home is the annex potential, which presents a fantastic opportunity for additional living space, whether for guests, a home office, or even a rental opportunity. The large secluded south-facing rear garden (160 FT) is a true haven, ideal for enjoying sunny afternoons or hosting gatherings with friends and family.

The property boasts a large driveway with parking for up to six vehicles, making it perfect for families or those who enjoy hosting visitors. Furthermore, there is significant potential for further extension (S.T.P.C) allowing you to tailor the home to your specific needs and desires.

THE PROPERTY

This handsome detached house was one of the first houses built on Fir Tree Road in the 1920's which has been extended by the current owner and offers adaptable living accommodation for both family and other relatives plus a self contained annex with independent access. The property is in excellent decorative order throughout. The main house features a modern bright and airy open plan kitchen/family room, a snug lounge, family lounge and sun room . There are three good sized bedrooms to the first floor as well as the family bathroom.

ANNEX

Independent access and the accommodation comprises of a lounge, kitchenette, shower room and bedroom.

OUTDOOR AREA

There is a large shingle driveway to the front with easy parking for approximately 6 vehicles. There is a beautiful large

secluded SOUTH FACING rear garden extending to 160 ft, with a well laid patio immediately to the rear providing an excellent entertaining space. The remainder of the garden is mainly laid to level lawn with flower/shrub borders and some mature trees. A pathway flows to the end of the garden where there is a large work shop, two garden sheds and a vegetable growing area. The garden offers a high degree of privacy.

LOCAL AREA

Banstead Nork is a superb area if you haven't already visited and is unlike any other Surrey towns. It enjoys excellent commuting possibilities from Banstead mainline train station. The area also offers a plentiful range of independent schools and state schools. Nork shopping parade is within a short distance with a variety of independent shops. Banstead Village High Street is approximately half a mile away with a range of national chains, supermarkets and the area is surrounded and well served by vast green open spaces. Located in a relax neighbourhood which allows you to take evening strolls without a second thought and a community where you feel fully invested.

WHY YOU SHOULD VIEW

This property has got a wealth of character in a sought after location and has the potential to be extended further (STPP). There is adaptable versatile living accommodation over the two floors with a good sized annex and plenty of off street parking. All is within a short walk of Nork shops, Banstead mainline train station and excellent local schools. Banstead Village, Epsom Downs and Epsom Town centre are all close by as well as a range of recreation parks and open countryside.

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

LOCAL TRAINS

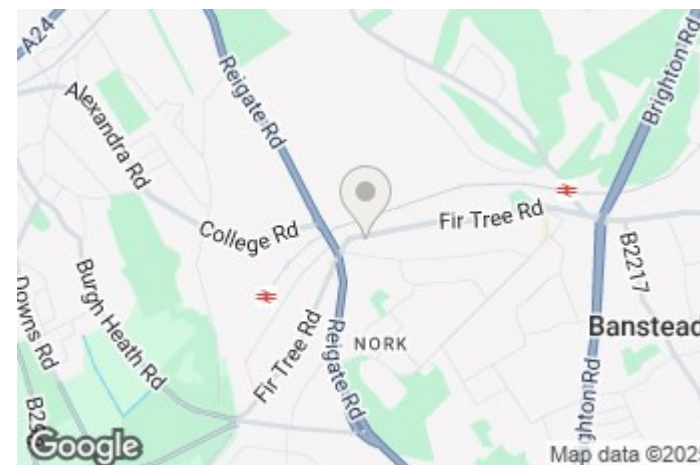
Banstead Train Station – London Victoria 1 hour
Tattenham Corner Station – London Bridge, 1 hour 9 min
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes

LOCAL SCHOOLS

Warren Mead Junior School – Ages 7-11
Warren Mead Infant School – Ages 2-7
St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

COUNCIL TAX

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



Banstead Office

Call: 01737 370022

31 High Street, Banstead, Surrey,
SM7 2NH

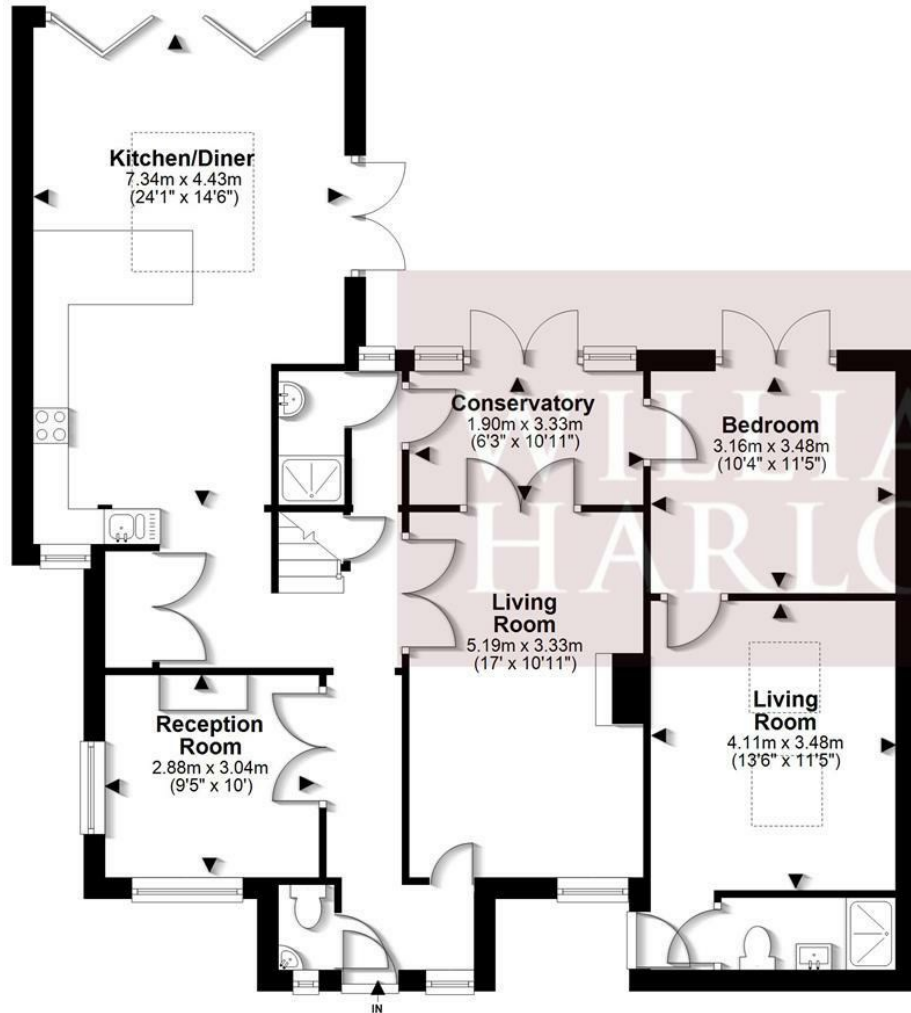
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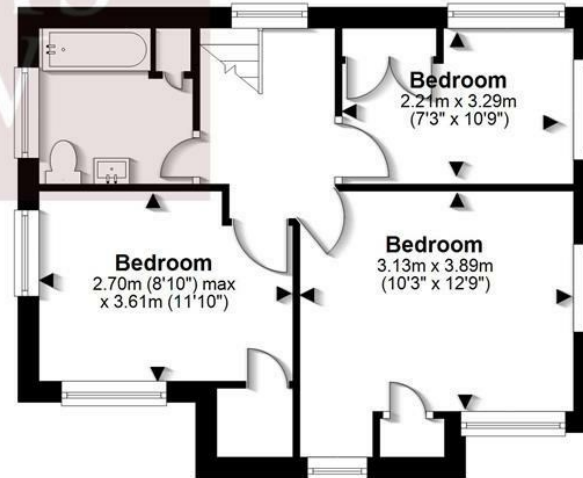
Ground Floor

Approx. 113.0 sq. metres (1216.9 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.3 sq. feet)



Total area: approx. 155.3 sq. metres (1672.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	75
England & Wales		
EU Directive 2002/91/EC		

WILLIAMS
HARLOW