

# Rectory Lane

Banstead, Surrey SM7 3PE



## Offers In The Region Of £450,000 - Freehold

Requiring complete modernisation this semi-detached house presents a wonderful opportunity for those seeking a home in a semi-rural setting. With three well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for family living or entertaining guests.

The house is situated within easy reach of picturesque open countryside, perfect for leisurely walks and outdoor activities. Additionally, it is conveniently located near excellent local schools, making it an ideal choice for families.

While the property requires some modernisation, it provides a blank canvas for the discerning buyer to enhance and adapt to their personal taste. There is also potential for extension, subject to the necessary planning consent, allowing you to create your dream home.

The house benefits from gas central heating and double glazing, ensuring comfort and energy efficiency throughout the seasons. This property is not just a house; it is a place where you can truly make your mark and create lasting memories.

If you are looking for a home that combines the tranquillity of a semi-rural lifestyle with the convenience of local amenities, this property on Rectory Lane is certainly worth considering. Embrace the opportunity to transform this house into your perfect sanctuary.



## THE PROPERTY

The property is an attractive mid 1930's semi detached house which has been subject to a rear extension which provides a lounge, dining room to the front, additional reception room to the rear, kitchen with an additional room behind. To the first floor there are three bedrooms and bathroom.

## OUTDOOR SPACE

The property has a good sized plot overall. There is a reasonable sized front garden and an attractive rear garden extending to approximately 60 feet. There is a shared driveway to the side of the property which provides access to a garage.

## THE LOCAL AREA

Woodmansterne Village is located to the south-west of Banstead and the area is described as semi-rural. The area like many other Surrey villages offers excellent access to the countryside alongside great local amenities and good commuting to London and other routes from Woodmansterne and Chipstead train stations.

Woodmansterne has its own local shops which are within walking distance of this property alongside Chipstead Station Parade.

Banstead Village with a wider range of amenities including supermarkets, cafe/restaurants, independent shops is approximately a 1 1/2 miles away.

## WHY YOU SHOULD VIEW

This well proportioned semi detached house does encompass every possibility for the prospective purchaser who seeks a property to improve and extend to enjoy many future happy years of ownership.

## FEATURES

Two reception rooms - Three bedrooms - Parking - Garage - Gardens to the front and rear

## 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

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

## LOCAL TRAINS

Chipstead, via Purley to London Bridge - 51 minutes  
Woodmansterne, via Purley to London Bridge - 45 minutes  
approximately  
Chipstead to Tattenham Corner - 13 minutes

## LOCAL SCHOOLS

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

## COUNCIL TAX

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

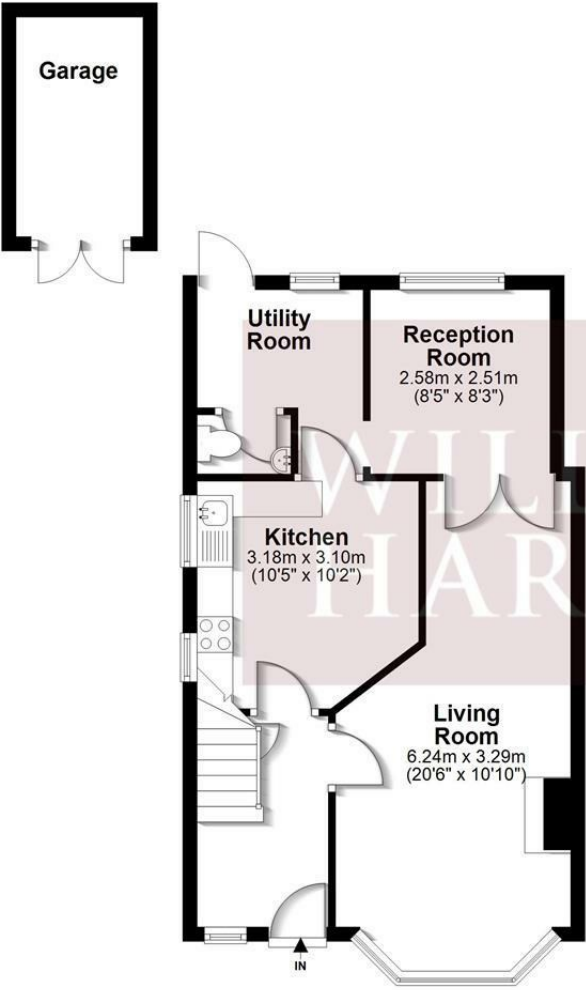
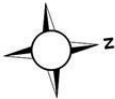


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

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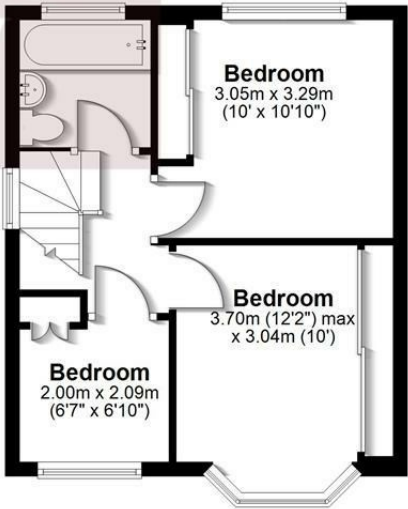
Ground Floor

Approx. 51.7 sq. metres (556.9 sq. feet)

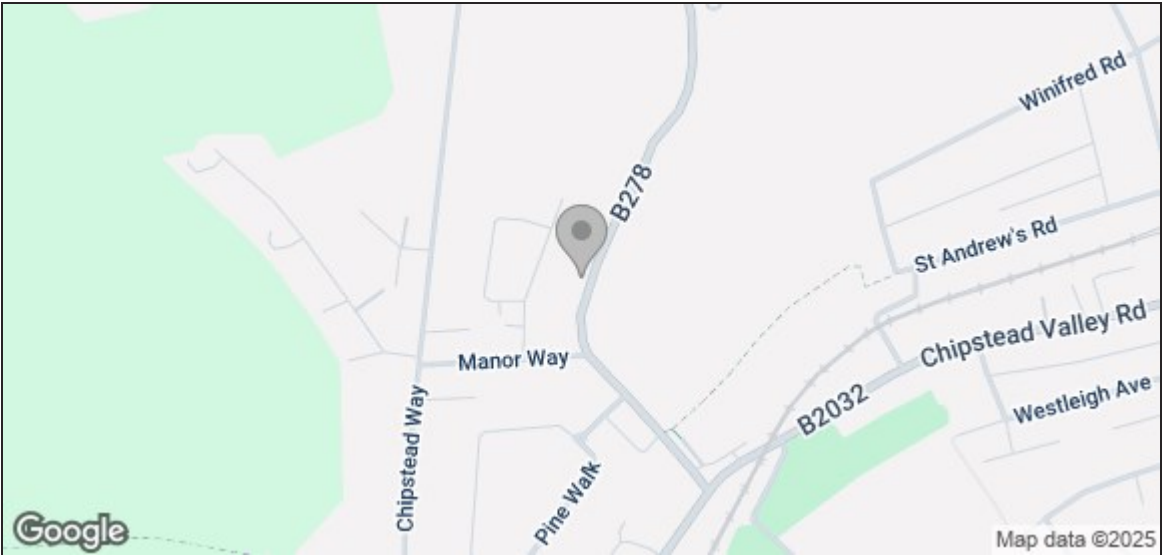


First Floor

Approx. 32.6 sq. metres (350.5 sq. feet)



Total area: approx. 84.3 sq. metres (907.4 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>			
(55-68) <b>D</b>	<b>57</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			