

Lakers Rise, Banstead, Surrey

Offers In Excess Of £425,000 - Freehold

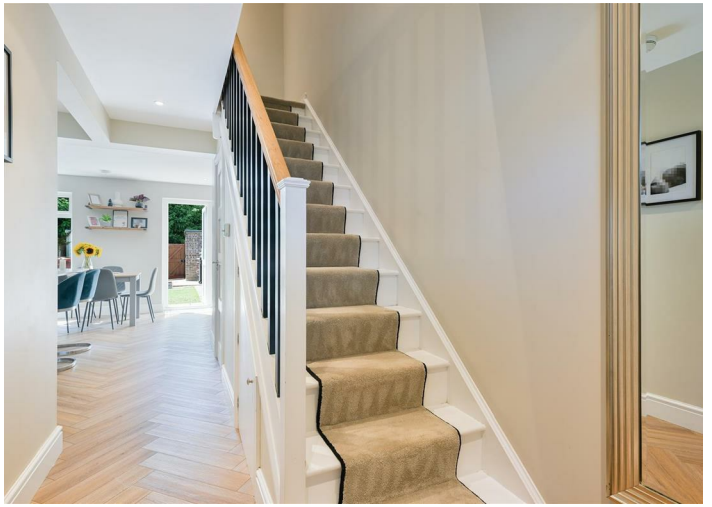
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WILLIAMS HARLOW























Located in the tranquil setting of Lakers Rise, Banstead, this beautifully renovated terraced house offers a perfect blend of modern living and serene countryside charm. With three well-proportioned bedrooms and a stylish bathroom and ktichen, this property is ideal for families or those seeking a peaceful retreat.

The current owners have meticulously renovated the home to a high specification over the past five years, ensuring that every detail is both functional and aesthetically pleasing. The high-quality kitchen is a standout feature, providing an inviting space for culinary creativity, while the immaculate decor throughout the house creates a warm and welcoming atmosphere.

The property boasts a comfortable reception room, perfect for relaxation or entertaining guests. Additionally, parking is conveniently available to the rear of the house (on a non-allocated basis), adding to the ease of living in this delightful home.

Situated in a quiet backwater location, residents can enjoy the beauty of open countryside right on their doorstep, with miles of footpaths and walkways to explore. Despite its peaceful setting, the property is within easy reach of local shops and reputable schools, making it an excellent choice for families.

This charming terraced house in Woodmansterne is not just a home; it is a lifestyle choice that offers comfort, convenience, and a connection to nature. Do not miss the opportunity to make this exquisite property your own.

THE PROPERTY

The property is super charming and very alluring home located in a highly desirable residential area which has been significantly improved to provide a luxury family home for multiple generations can exist in harmony. Highlights include the ultra modern kitchen which has been stylishly modernised which acts as an excellent heart of the home and there is also a modernised bathroom to the first floor of which all of the three bedrooms enjoy. The flexibility and practicality of the layout offers an extra dimension to busy lifestyles, for children or staying guests.

OUTDOOR SPACE

The landscaped gardens are a particular standout feature of the property and offers a high degree of privacy. There is a large garden shed with power and also a brick built shed. There is parking to the rear on a non-allocated basis.

LOCAL AREA

Woodmansterne, Banstead if you haven't already visited is unlike many other Surrey towns as it enjoys the benefits of easy access to local schools both at Woodmansterne Village and nearby Chipstead alongside local shops in Rectory Lane, Chipstead Station Parade and Woodmansterne. There is also a mainline train station with direct routes to London and other routes. The area is famed for its vast array of green open spaces. It is a peaceful neighbourhood which will allow you to take evening walks without a second thought and a community where you feel fully invested.

VENDOR THOUGHTS

We have owned the property for the last five years and from the moment we saw the property we knew it was an ideal home for us. We have spent the last five years meticulously refurbishing the property throughout to what is a wonderful family home. We have enjoyed the area, evening walking and easy proximity to amenities alongside a friendly, welcoming neighbourhood.

WHY YOU SHOULD VIEW

We are incredibly honoured to represent this home as it encompasses everything good about the local area. Our feeling is the next owner will settle quickly and enjoy many years here.

FEATURES

Fully renovated to a high specification throughout within the last five years including the boiler and electrics. There is electricity in the garden and main shed. Hot boiling tap in the kitchen. Sensor lights in the hallway and bathroom. Dual fuel bathroom radiator which runs off electric and central heating.

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

LOCAL TRAINS

Chipstead or Woodmansterne – London Bridge – Approx. 42 minutes
Coulsdon South to London Victoria – 30 minutes
Coulsdon South to Horsham – 45 minutes

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

ENHANCEMENT & STAGING DISCLAIMER

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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 D £2,448.79 2025/26



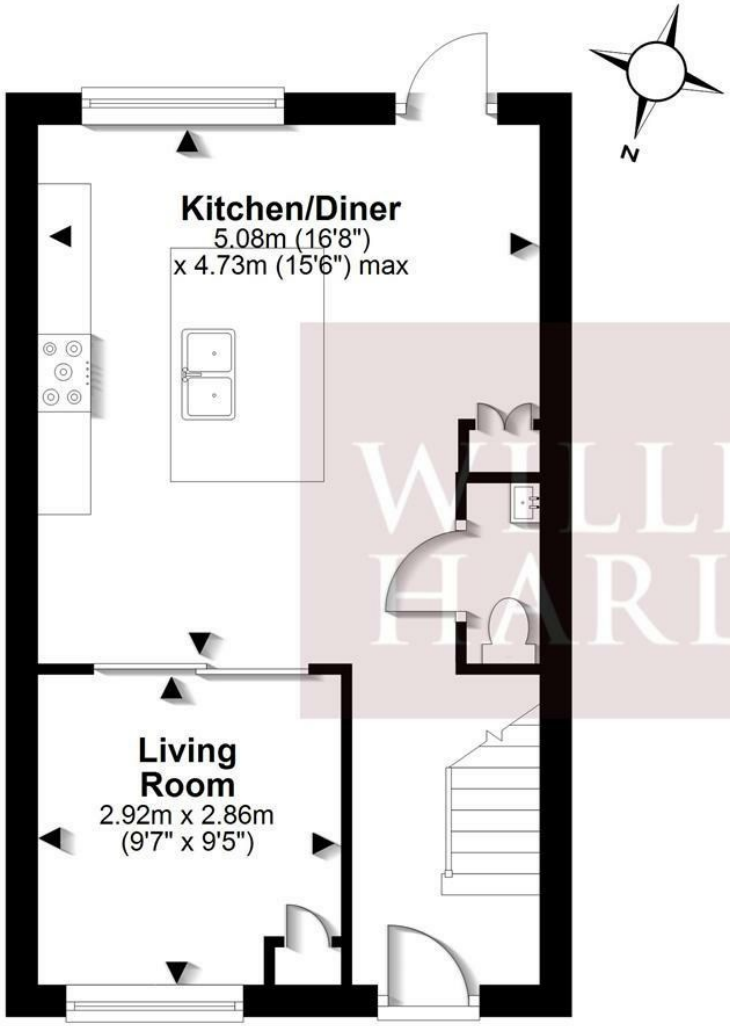
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Banstead Office
Call: 01737 370022
31 High Street, Banstead, Surrey,
SM7 2NH

banstead@williamsharlow.co.uk
www.williamsharlow.co.uk

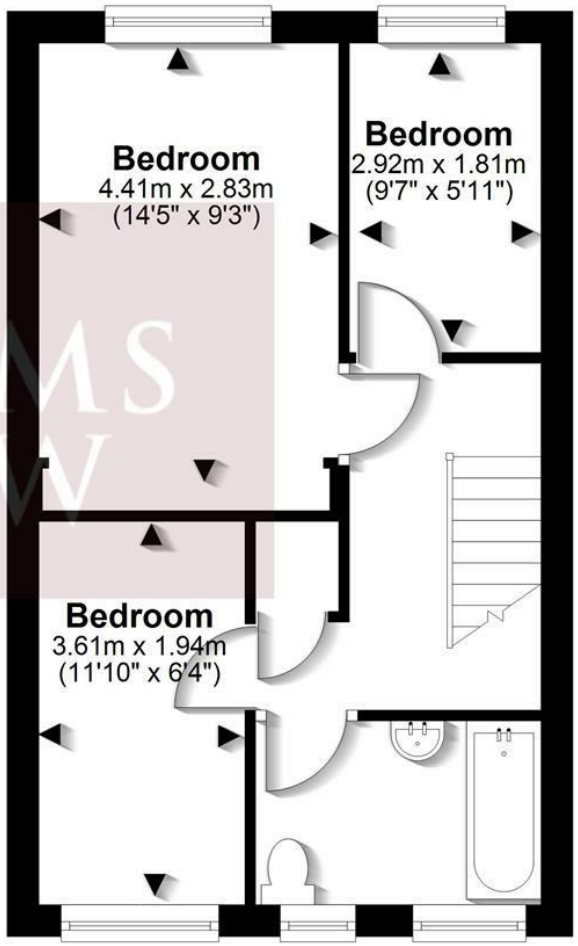
Ground Floor

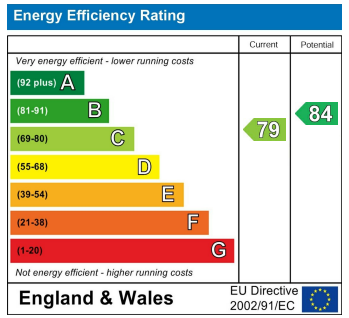
Approx. 38.4 sq. metres (412.8 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.5 sq. feet)





Total area: approx. 76.8 sq. metres (826.4 sq. feet)