



Lyme Regis Road, Banstead, Surrey
Offers Over £550,000 - Freehold



WILLIAMS
HARLOW
FOR SALE

WILLIAMS
HARLOW







HOUSE RULES
Kiss me goodbye
SAY PLEASE
& THANK YOU
DON'T DRINK
FROM THE TAP
WASH YOUR HANDS
BEFORE YOU
EAT
DON'T SMOKING
IN THE HOUSE
DON'T DRINK
FROM THE TAP
WASH YOUR HANDS
BEFORE YOU
EAT
DON'T SMOKING
IN THE HOUSE
DREAM BIG
DON'T BEAR
GRUDGES
DON'T WHISPER
TURN IT OFF
Be Home!



10 YEARS WARRANTY
10 YEARS WARRANTY
10 YEARS WARRANTY





This splendid three bedroom detached house boasts exquisite Edwardian architecture with a SOUTHERLY ASPECT REAR GARDEN, offering fantastic kerb appeal that is sure to impress. With three generously sized reception rooms, this property provides ample space for both relaxation and entertaining, making it an ideal family home.

The residence features three well-proportioned bedrooms, ensuring comfort and privacy for all family members. The bathroom is conveniently located, catering to the needs of modern living. One of the standout features of this home is the southerly aspect rear garden, which invites an abundance of natural light, creating a warm and inviting outdoor space perfect for enjoying sunny days.

Parking is a breeze with space available for up to three vehicles, a valuable asset in this desirable area. The property is situated within walking distance of Banstead Village, where you can find a delightful array of shops, cafes, and amenities. Additionally, the home is conveniently located near reputable local schools, making it an excellent choice for families. For those who appreciate the great outdoors, the surrounding countryside offers miles of scenic walks and recreational opportunities.

This remarkable property combines classic charm with modern convenience, making it a must-see for anyone seeking a beautiful home in a sought-after location. Don't miss the opportunity to make this Edwardian gem your own.

THE PROPERTY

A handsome Edwardian home constructed in 1906, glorious in nature and aspirational in promise. Proudly confident in its surrounding and the front is super charming and very alluring. The house has been modernised and added to to produce a good sized family home where multiple generations can co-exist in harmony. The total accommodation comprises of three reception room, three bedrooms, first floor bathroom and all important parking for up to three vehicles which can be either to the front or side. Highlights include a kitchen which is the heart of the home with an attached utility room and also

downstairs WC. The flexibility and practicality of the layout affords an extra dimension to busy lifestyles, elderly parents, teenage children or staying guests.

OUTDOOR SPACE

The garden extends to approximately 50 feet and enjoys a direct southerly aspect. The garden is laid out by the present owners for ease of maintenance with artificial lawn to the centre of the garden, decking to the far end with summer house and a patio to the rear with various flower/shrub borders. There is ample parking to the both side and front for up to three vehicles.

THE LOCAL AREA

The property is within walking distance of Banstead Village which offers an array of local shops, restaurants, cafes and all local amenities. There are excellent connections to the A217 road network which connects to the M25, M23 and A3, as well excellent local schools both at primary and secondary level and the benefit of the countryside on your doorstep. The area is relaxed and a lovely neighbourhood with a thriving community where people feel fully invested.

VENDOR THOUGHTS

We always wanted to purchase the property from the moment we saw the it. This was many years ago now when we purchased it through Williams Harlow in 2015. We now seek to upsize within the local area and we sincerely hope the new owners enjoy it as much as we do as it holds a wealth of happy memories for all of us.

LOCAL SCHOOLS

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

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

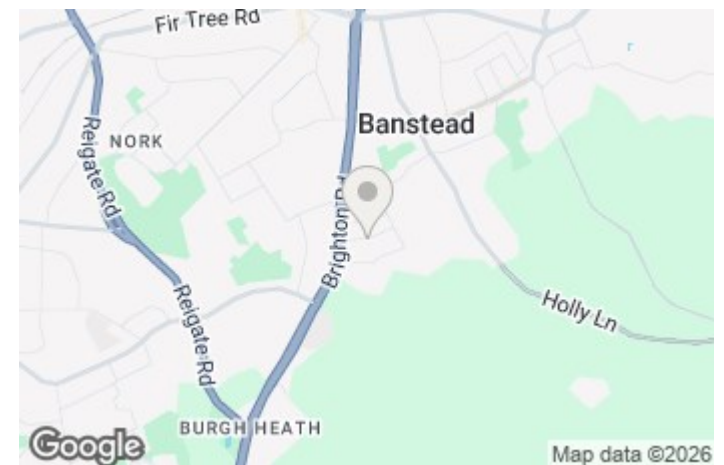
Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Tattenham Corner Station – London Bridge, 1 hour 9 min

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 E £2,992.97 2025/26

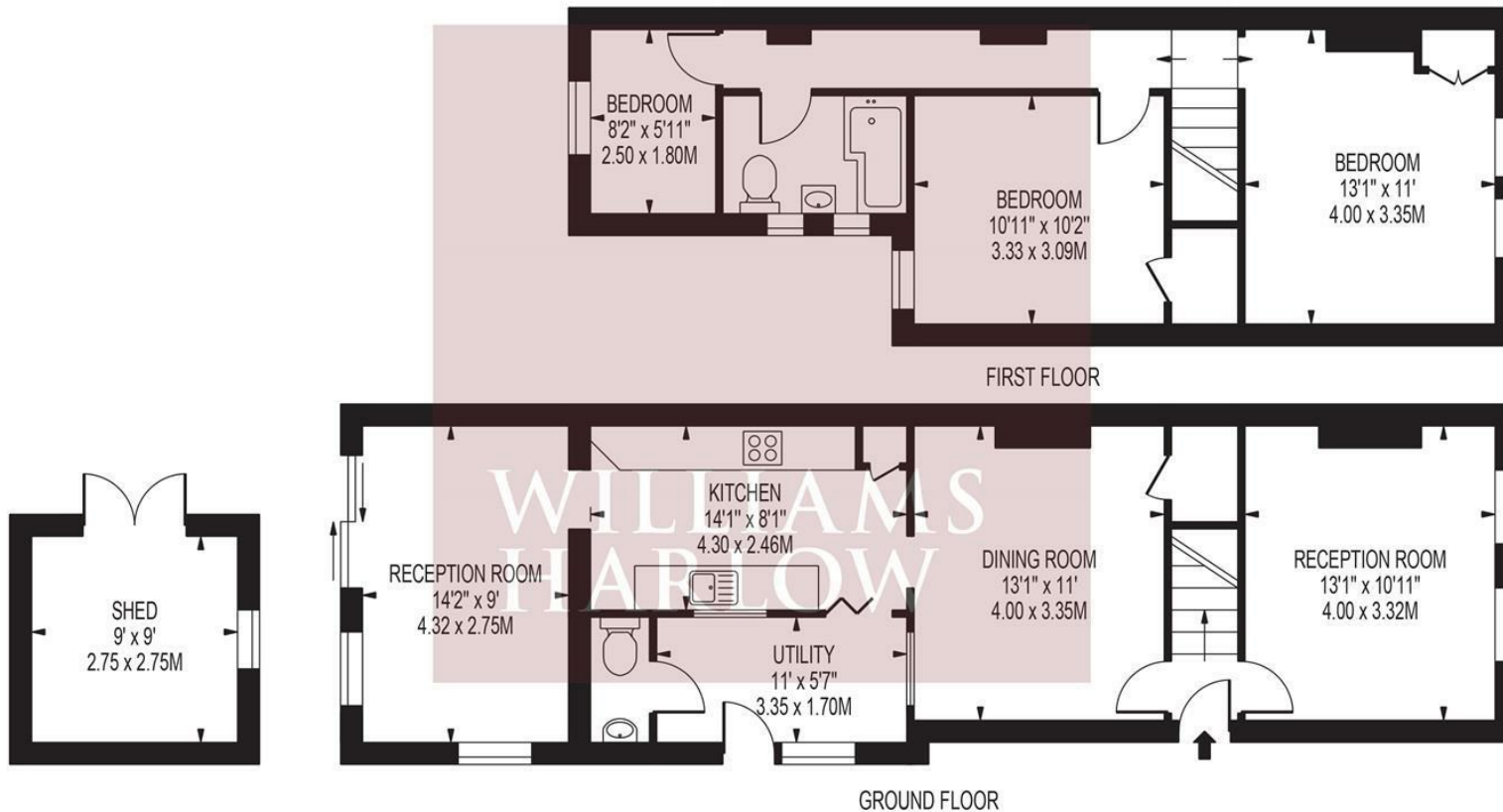


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

LYME REGIS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1145 SQ FT - 106.37 SQ M
(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL AREA OF SHED: 81 SQ FT - 7.56 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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		
	65	75
England & Wales	EU Directive 2002/91/EC	

