



Holly Lane East, Banstead, Surrey  
£950,000 - Freehold

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**WILLIAMS  
HARLOW**











This delightful detached house in Holly Lane East, Banstead presents an exceptional opportunity for those seeking a character property in a serene, tree-lined setting. With four spacious bedrooms and two inviting reception rooms, this home offers ample space for both relaxation and entertaining.

The property boasts a well-appointed bathroom and features established gardens that extend an impressive 80 feet, providing a perfect backdrop for outdoor activities or simply enjoying the tranquillity of nature. The generous parking facilities accommodate up to five vehicles, complemented by a garage, ensuring convenience for residents and guests alike.

Situated close to the vibrant Banstead Village, residents will appreciate the ease of access to local amenities, shops, and eateries, all while enjoying the peacefulness of this established neighbourhood. Notably, this property is offered with no onward chain, making it an ideal choice for those looking to move in without delay.

This home is a rare find, combining character, space, and a prime location, making it a perfect choice for families or anyone seeking a serene lifestyle in Banstead. Do not miss the chance to make this wonderful property your own.

## THE PROPERTY

With typical mid 1930s frontage this attractive house is located in an established road of similar aged homes. The entrance porch is set back and upon entering there is a generous hallway with an attractive staircase providing access to the upper floor. Starting impressively with the neutral decor this property has well presented reception rooms both to the front and rear and benefits from a re-fitted kitchen. On this floor you will also find the utility room, downstairs WC, side lobby and garage. The first floor flows well with four good sized bedrooms and served by a main bathroom.

## OUTDOOR SPACE

The area certainly doesn't disappoint as the property has mature gardens both to the front and rear. To the front there is a well laid carriage driveway suitable for parking up to five vehicles and the all important integral garage which could be converted subject to

consent to provide additional accommodation. The rear garden is of a north-easterly aspect and offers a good degree of privacy with a diverse range of flower/shrub borders and mature trees.

## THE LOCAL AREA

Banstead Village is within easy walking distance and the countryside is literally on your doorstep. Banstead village offers a thriving High Street with plentiful independent shops, coffee shops, restaurants, supermarkets including Waitrose and Marks & Spencer's Foodhall. The excellent local schools and the array of vast open green belt spaces and countryside adds to its charm. There is good public transport available from Banstead Village as well as excellent connections to the A217 road network which connects to the M25, M23 and A3. The area is relaxed and a lovely neighbourhood with a thriving community where people feel fully invested.

## VENDOR THOUGHTS

The property has worked in many ways for us over the years and we have found the property's location has suited our needs. We have been renting the property for a number of years and now it is time to sell. The space and house blends perfectly for entertaining.

## FEATURES

- Parking for up to five cars.
- Garage
- Two reception rooms
- Utility
- Side lobby
- Downstairs WC
- Four bedrooms and bathroom to the first floor.

## BENEFITS

Walking distance to Banstead Village High Street and access to excellent local schools.

## LOCAL SCHOOLS

- Banstead Preparatory School – Aged 2-11
- 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
- Aberdour School – Ages 2-11

## LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton. The bus stop is located at the end of the close.

- 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
- Chipstead, via Purley to London Bridge - 51 minutes - Chipstead Station is only a few minutes drive away with easy parking.
- Sutton – London Victoria 33 minutes
- Sutton to London Bridge 39 minutes
- Tattenham Corner Station – London Bridge, 1 hour 9 min

## WHY WILLIAMS HARLOW

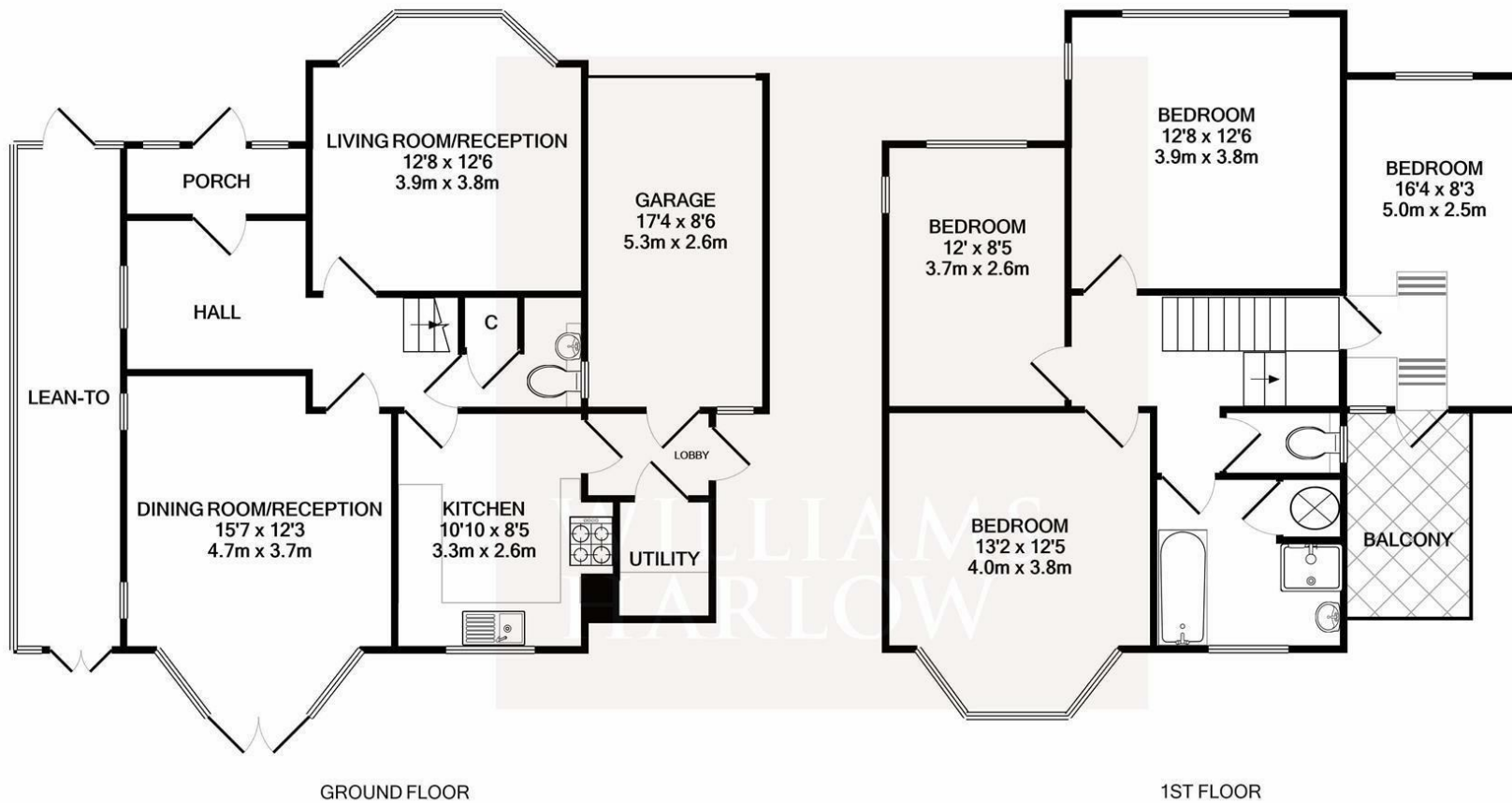
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## COUNCIL TAX

Reigate & Banstead BAND G £4,259.77 2026/27



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.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	61	73
	EU Directive 2002/91/EC	

