

The Beeches, Banstead, Surrey

Guide Price £1,000,000 - Freehold

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WILLIAMS HARLOW























Located in the desirable area of The Beeches, Banstead, this impressive detached house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms and two modern bathrooms, this property is ideal for families seeking spacious living. The home boasts three reception rooms, providing ample space for relaxation and entertainment, making it a versatile choice for various lifestyles.

Set on a superior corner plot, the house enjoys an elevated position that enhances its appeal. The property is just a short stroll from the charming Banstead Village, where you can find a delightful array of shops, cafes, and local amenities. Additionally, the southern periphery to the village offers easy access to miles of beautiful open countryside, perfect for those who appreciate nature and outdoor activities.

Parking is a significant advantage of this property, with space for up to four vehicles, complemented by a double garage. The re-fitted kitchen is a highlight, featuring modern appliances and ample storage, making it a joy for any home cook. The en-suite re-fitted shower room adds a touch of luxury to the master bedroom, ensuring privacy and convenience.

This spacious and adaptable family accommodation is a rare find in such a sought-after location. Whether you are looking to settle down in a vibrant community or seeking a peaceful retreat with easy access to nature, this property at The Beeches is sure to meet your needs. Don't miss the opportunity to make this wonderful house your new home.

THE PROPERTY

A handsome detached house built in 1975 in this exclusive cul-de-sac of just ten properties. The property enjoys an enviable corner plot location which affords a larger than average sunny rear garden in an elevated position to the valley to the west. The property is in equal distance of Banstead Village and miles of open countryside with fine walks to Chipstead Valley and beyond. The house proudly confident in its surroundings, the frontage is super charming and very alluring. The house has been modernised to produce a luxury family home where multiple generations can exist in harmony. The total accommodation comprises three reception rooms, a re-fitted kitchen and downstairs WC. To the first floor there are four good sized bedrooms, main bathroom and master bedroom is served with a re-fitted en-suite bathroom. The kitchen is super sleek with all integral appliances and was fitted by the present owners recently. There is further development potential in the area of the garage, subject to planning permission.

OUTSIDE SPACE

The plot is impressive and wraps around the property with a fine sized front garden which is lawned with allocated parking for two vehicles. There is a further large side area which gives way to the rear garden which offers a good degree of privacy with a large patio to the rear, laid to lawn with flower/shrub borders and mature trees. Towards the end you will find the double garage and two further parking spaces. The plot front to rear measures 154'0 length x 52'0 width.

FROM THE SELLER

We moved to the house 25 years ago and have many happy memories with our family and friends. We have raised our children within the house who are now grown up. We have enjoyed the house very much over the years and have added to it to suit our own busy lifestyles. We now seek to downsize within the Surrey area.

THE LOCAL AREA

Banstead is superb if you haven't already visited and is unlike many other Surrey towns. Banstead Village offers a thriving High Street with plenty of independent shops as well as supermarket chains, restaurants and coffee shops. There is excellent schooling and an array of vast green open spaces. The area is considered a relax neighbourhood which allows you to take evening walks without a second thought and a community where people feel invested.

LOCAL SCHOOLS

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

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
Epsom to Waterloo - 36 minutes

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

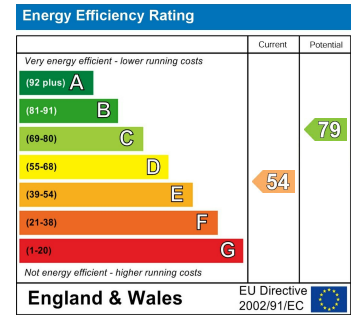
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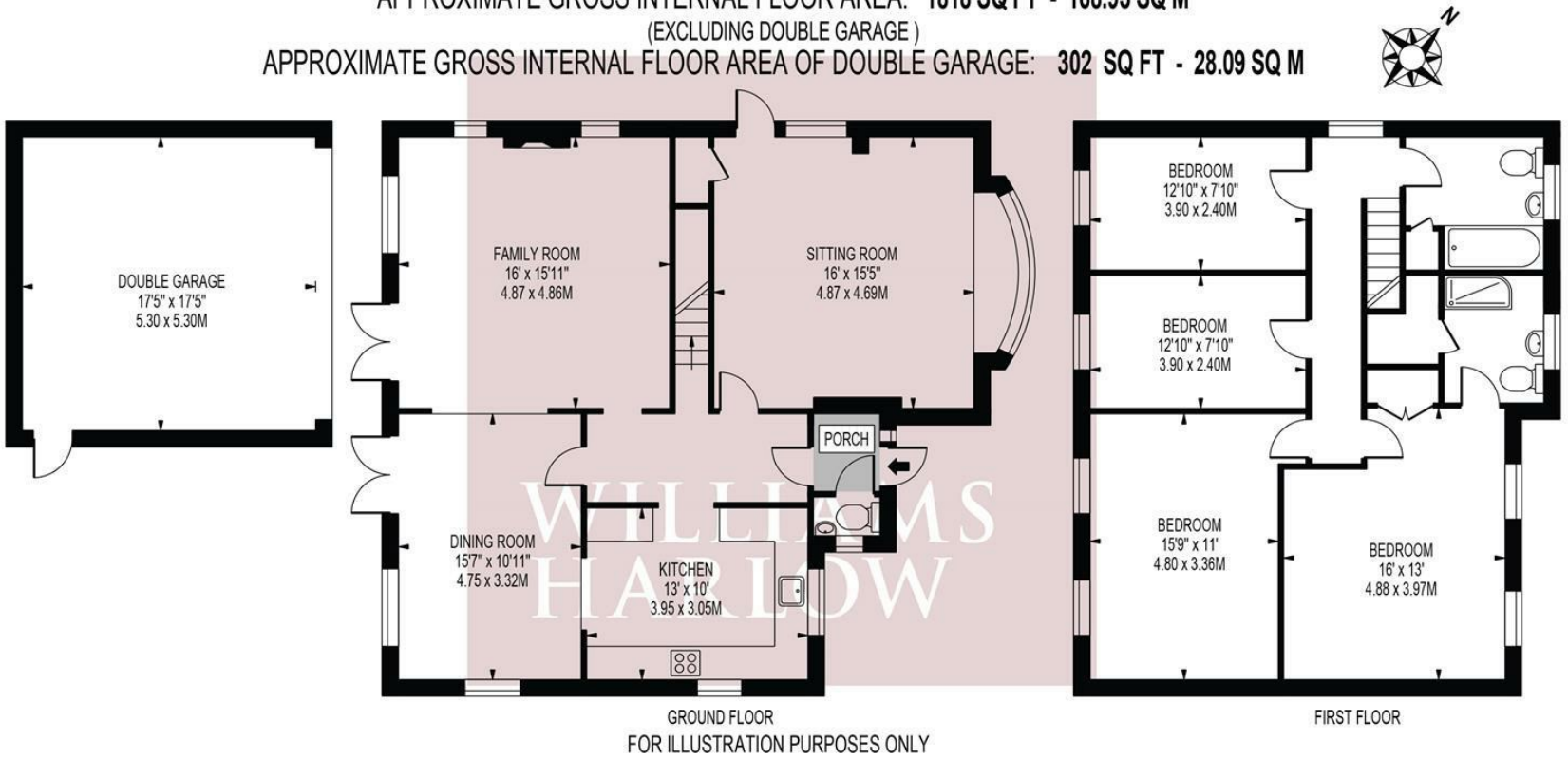
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THE BEECHES

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1818 SQ FT - 168.93 SQ M**
(EXCLUDING DOUBLE GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF DOUBLE GARAGE: **302 SQ FT - 28.09 SQ M**



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