

Green Curve, Banstead,

£860,000 - Freehold

4 | 1 | 2

WILLIAMS HARLOW























Green Curve in Banstead is the location for this charming detached house presents an excellent opportunity for families seeking a spacious and versatile home. Boasting four well-proportioned bedrooms, this property is perfect for those who value comfort and space. Not to the market since the 1960's.

Upon entering, you will find two generous reception rooms that offer ample space for relaxation and entertaining. The kitchen breakfast room is a delightful feature, providing a welcoming area for family meals and gatherings. Additionally, the convenience of a downstairs WC adds to the practicality of the layout.

The property benefits from plentiful parking options, including an integral garage, ensuring that you will never be short of space for vehicles. The expansive 120 feet rear garden is a true highlight, offering a private outdoor sanctuary for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air.

While the house requires some modernisation, it is sold with no onward chain, allowing for a smooth and efficient purchase process. This presents a fantastic opportunity for buyers to put their own stamp on the property and create their dream home in a sought-after location.

In summary, this detached house in Green Curve is a rare find, combining spacious living areas, a large garden, and the potential for personalisation. It is ideally suited for families looking to settle in a friendly community while enjoying the benefits of a well-connected area. Do not miss the chance to view this property and envision the possibilities it holds.

## THE PROPERTY

The property is a typical example of a 1930s detached property in an unique style with a gable elevation to the first floor. Upon entry there is a generous entrance hall with close boarded flooring and stairs rising to the first floor with understairs storage and a downstairs WC. The two reception rooms are both spacious with the lounge benefitting from running front to rear providing a double aspect and the dining room with double opening doors overlooking the rear garden. The kitchen is a good size with larder cupboard and independent access to the side to the rear garden plus access to the integral garage. The first floor flows well off a central landing with an arched window to the front, four good sized bedrooms served by a family bathroom with a separate WC.

## OUTSIDE

The outdoor space will certainly not disappoint with a sizeable front garden set back from the roadway providing plentiful off street parking and here you can access the property's integral garage which could benefit from conversion subject to the buyer's requirement for additional reception accommodation STC. There is side access to the rear garden which affords a good degree of privacy with an array flower/shrub borders and mature trees. There is a patio immediately to the rear and a small wooden garden shed.

## THE LOCAL AREA

Banstead Nork is superb if you haven't already visited and is unlike many other Surrey towns. It offers a local range of shopping facilities at Nork Way and excellent primary and secondary schools alongside Nork park which is ideal for recreation. Banstead mainline train station is also reached within a short walk offering services to Sutton and London. This popular residential area has great appeal surrounded by easy access to green open spaces, a peaceful neighbourhood which will allow you to enjoy evening walks without a second thought and a community where people feel invested.

## LOCAL SCHOOLS

Warren Mead Junior School – Ages 7-11
Warren Mead Infant School – Ages 2-7
Epsom Downs Community School – Ages 3-11
Shawley Community Primary Academy – Ages 2-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

## 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

## LOCAL BUSES

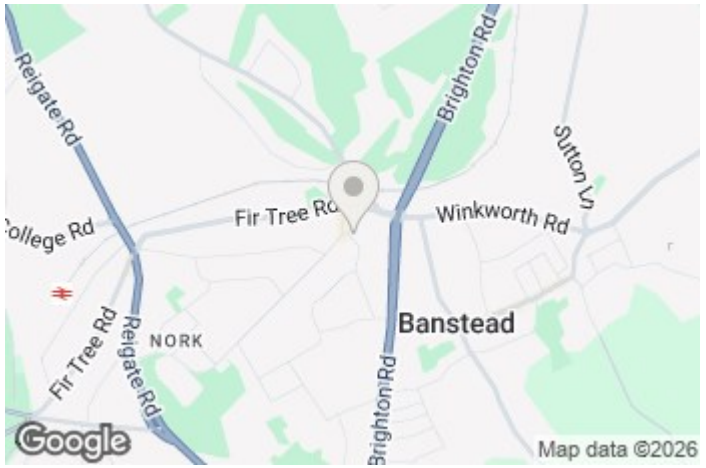
S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## 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

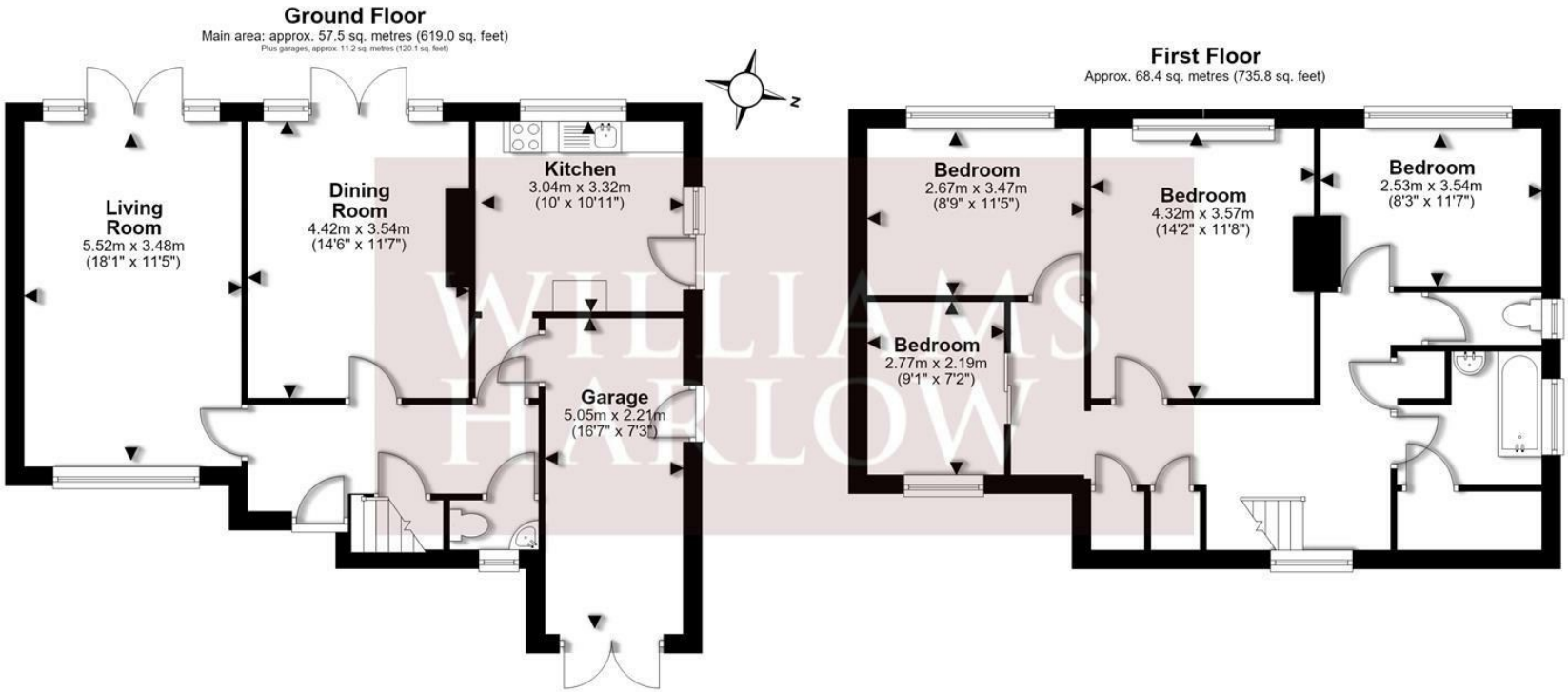
Reigate & Banstead BAND F £3,691.80 2026/27

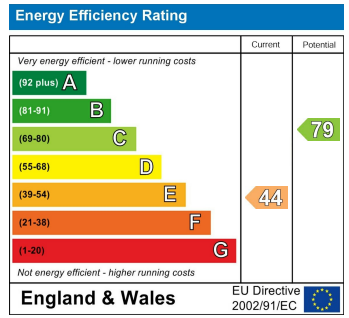


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

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

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




Main area: Approx. 125.9 sq. metres (1354.9 sq. feet)
Plus garages, approx. 11.2 sq. metres (120.1 sq. feet)