

# The Drive

Banstead, SM7 1DB



## Offers In Excess Of £900,000 - Freehold

Located on The Drive in Banstead, this charming detached house presents an exciting opportunity for those looking to create their dream home, with three well-proportioned bedrooms and two inviting reception rooms.

While the house requires modernisation, it is brimming with potential. The opportunity to extend the property further enhances its appeal, allowing you to tailor it to your specific needs and preferences.

Set on a desirable road, this property is surrounded by a friendly community and is conveniently located near local amenities, schools, and transport links, making it an ideal choice for families and professionals.

This is a rare chance to invest in a home that combines a prime location with the potential for transformation. This property on The Drive is one not to be missed.





## THE PROPERTY

Reigate & Banstead BAND G £4,081.32 2025/26

This is a three bedroom detached house located on a premier road in Banstead, The Drive which has two reception rooms and kitchen. To the first floor there is a landing, three well proportioned bedrooms and a family bathroom.

## OUTDOOR SPACE

To the front there is a driveway and a single garage. The rear garden has a patio area with the remainder of the garden laid to lawn.

## THE LOCAL AREA

Banstead is superb if you have never visited and is unlike many other Surrey towns. Banstead Village is only 15 minutes walk away offering a comprehensive range of High Street shopping facilities with both national chains as well as individual independent shops, restaurants and coffee shops. Alongside this, Nork Park offers a vast green open space ideal for recreation and walking plus there are excellent local primary and secondary schools all within a short walk. Banstead and Tattenham Corner train stations are easily accessible as is road connections to the A217, M25, M23 and A3. It is a relaxed and peaceful neighbourhood with an excellent community feel invested.

## LOCAL SCHOOLS

Warren Mead Junior School – Ages 7-11

Warren Mead Infant School – Ages 2-7

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

Sutton Grammar School - Ages 11-18

## LOCAL BUSES

51 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

Tattenham Corner Station – London Bridge, 1 hour 9 min

Sutton – London Victoria 33 minutes

Sutton to London Bridge 39 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

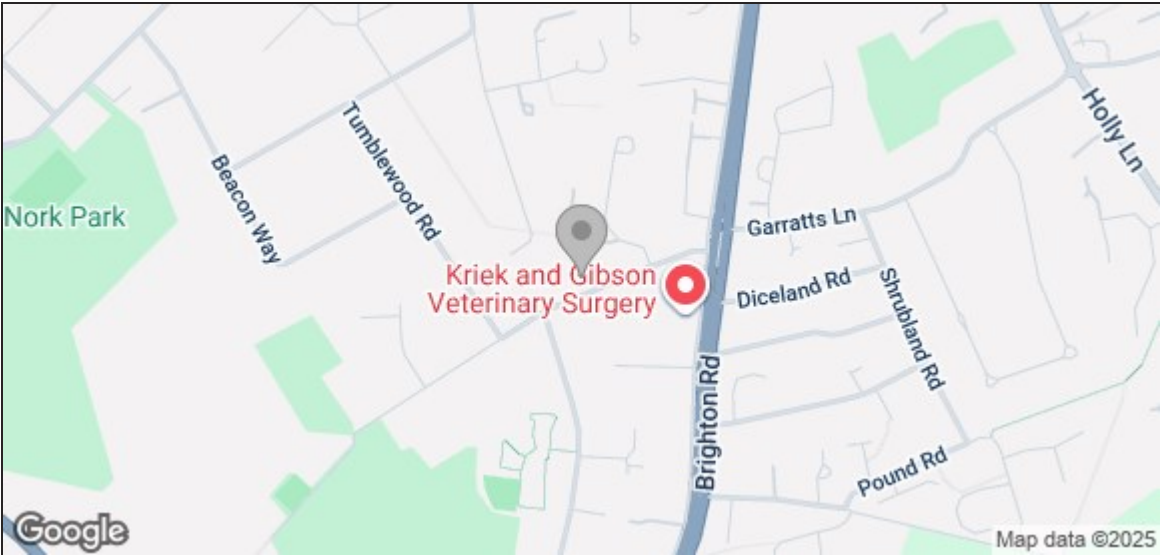
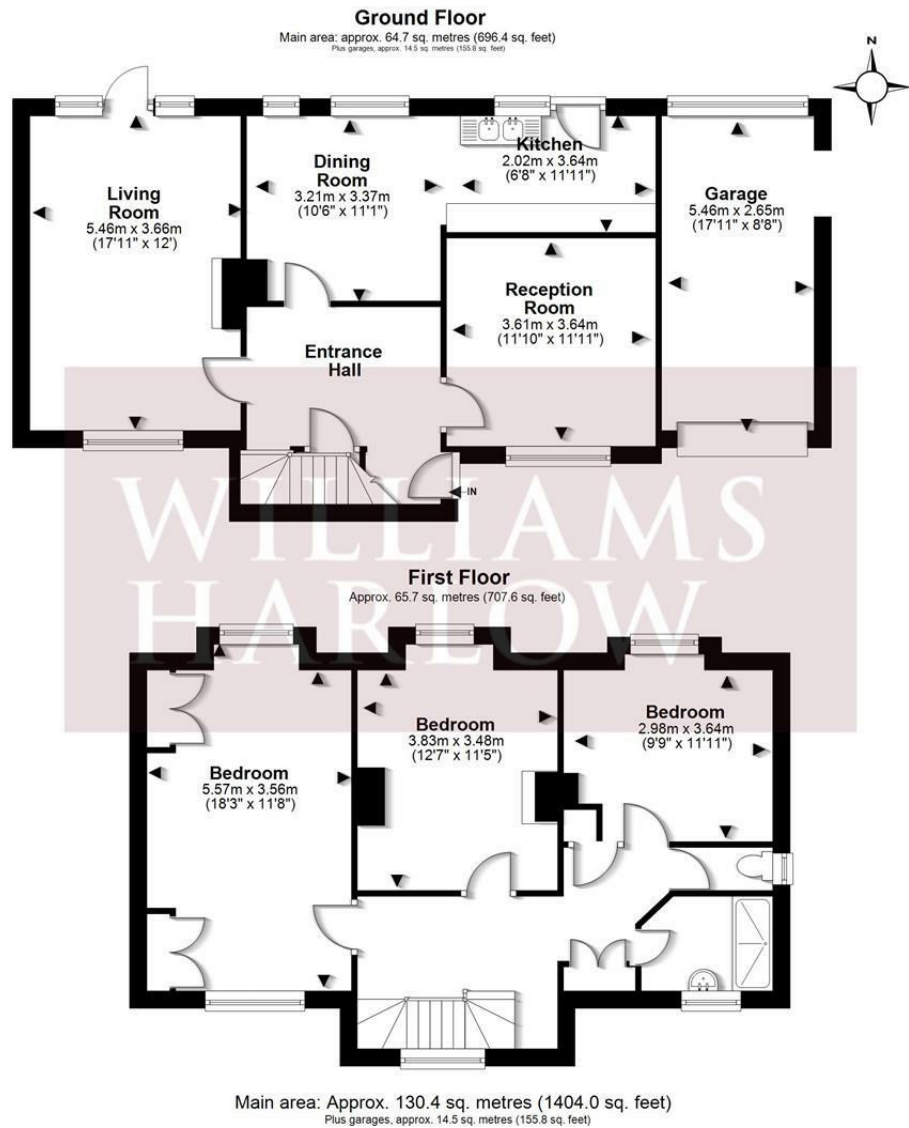






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WILLIAMS  
HARLOW



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		83	
(81-91) B			
(69-80) C			
(55-68) D	58		
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs			
(1-20) G			
England & Wales			
EU Directive 2002/91/EC			