

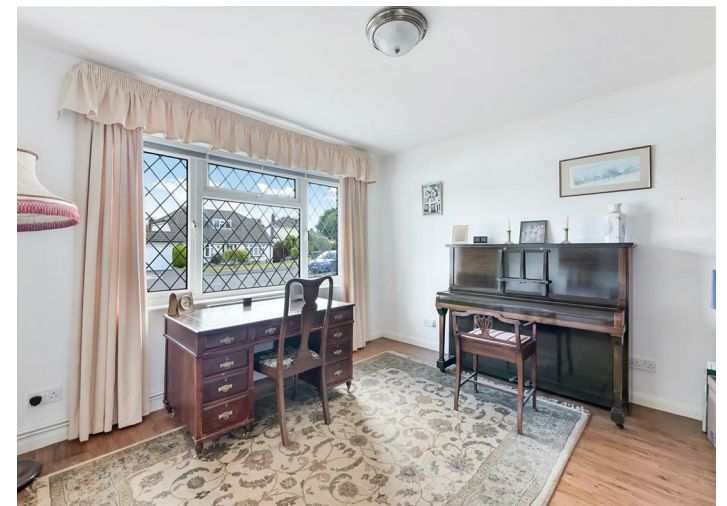


WILLIAMS
HARLOW
FOR SALE
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Shelley Close, Banstead, Surrey
£800,000 - Freehold

WILLIAMS
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Nestled in the tranquil neighbourhood of Shelley Close, Banstead, this impressive detached bungalow offers a perfect blend of space and comfort. With five well-appointed bedrooms, including two additional rooms created through a thoughtful loft conversion, this property is ideal for families seeking room to grow.

The bungalow boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The layout is designed to maximise natural light, creating a warm and inviting atmosphere throughout. The two bathrooms ensure convenience for all residents and guests alike.

One of the standout features of this property is the large south-west facing garden, which offers a delightful outdoor space for gardening, play, or simply enjoying the sunshine. The expansive garden is perfect for family gatherings or quiet evenings under the stars.

Parking is a breeze with a driveway that accommodates up to three vehicles, making it easy for family and friends to visit.

This charming bungalow in Banstead is not just a home; it is a lifestyle choice, offering both comfort and convenience in a sought-after location. Whether you are looking to settle down or invest, this property is a must-see.

THE PROPERTY

A rare example of detached bungalow dating from the 1950's that is subject to an generous loft extension. The property now offers over 1700 sq ft. of versatile living space and has further potential to extend STP. To the ground floor there is an entrance hall, lounge, dining room, kitchen and three bedrooms. To the first floor there are two generous sized bedrooms and a bathroom.

OUTDOOR SPACE

A key feature of this property is the large secluded south west facing rear garden that extends to approximately 100 feet in length. A patio area to the rear of the kitchen and lounge

provide great versatile outdoor space. There is also a large drive way to the front providing parking for three vehicles and a garage to the side.

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.

WHY YOU SHOULD VIEW

We are incredibly honoured to represent this property in Shelley Close especially its proximity to excellent local schools including Warren Mead Primary School and The Beacon Secondary School. Locality to local shops, public transport, parks and countryside provides the perfect blend of suburb living and an all round sense of security.

KEY FEATURES

Five bedrooms - Large Garden - Loft extension - Garage and off street parking for three cars - Potential to extend STP

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 – Ages 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

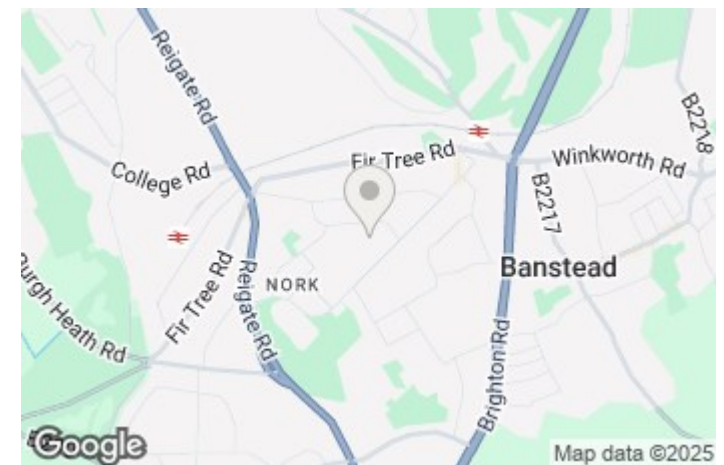
S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth,
Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley,
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 £3,537.14 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.

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		
	69	75
England & Wales		
EU Directive 2002/91/EC		

