



Manor Way, Banstead,  
Offers Over £500,000 - Freehold



**WILLIAMS  
HARLOW**











Located in Manor Way, Banstead, this delightful end-terrace house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features a welcoming reception room, perfect for relaxation or entertaining guests.

One of the standout features of this residence is the spacious 90ft rear garden, providing a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air. The large driveway accommodates up to six vehicles, ensuring that parking is never a concern.

Situated conveniently close to Banstead High Street, residents will find a variety of local shops and amenities just a short distance away. The property is also ideally located near open countryside, offering picturesque walks and a peaceful retreat from the hustle and bustle of daily life. For those who commute, the good transport links make travelling to nearby areas straightforward and efficient.

Inside, the house is presented in good decorative order throughout, allowing new owners to move in with ease but still with potential to extend (STPP). This property is not just a house; it is a home that promises comfort, convenience, and a wonderful lifestyle in a sought-after location. Do not miss the chance to view this exceptional property.

## THE PROPERTY

Situated in a popular residential area of Woodmansterne, this charming three bedroom end of terraced home is a perfect find for families seeking space and versatility. All is ideally situated for access to highly regarded schools and excellent transport links into London. The property is presented in good decorative throughout offering a bright and airy layout complimented by an exceptional rear garden, a home office. The ground floor features a welcoming front reception room, perfect for relaxing evenings and a well proportioned kitchen, designed for practical family living. Upstairs you will find three comfortable bedrooms and a family bathroom. The property also offers the opportunity to extend STPP (Subject to Planning).

## OUTSIDE AREA

The exterior is a true standout feature with a large driveway provides ample off street parking for six cars to the front with a side access which leads to an expansive south-west facing rear garden extending to approximately 90ft. To the side there is a modern summer house currently utilised a professional office space, ideal for those working from home.

## FROM THE SELLER

We have loved living in this house for almost eleven years, and it has been a wonderful place to raise a family. The location has been fantastic, with easy access to nearby train stations, meaning many days have been spent jumping on the train to London for museums, shows and family adventures. At the same time, the area still has a real village feel, with a lovely local school and a strong sense of community. The neighbours are friendly and welcoming, which has always made it feel like a true home. We really enjoy how close Banstead Woods is, perfect for long walks and bike rides, with a lovely pub at the end. The garden has also been a huge part of family life, with plenty of space for football, games and the occasional summer water fight. It has truly been a happy family home filled with wonderful memories.

## THE LOCAL AREA

Manor Way is ideally situated for the local amenities of Woodmansterne Village whilst the vibrant Banstead Village High Street is just a short drive away offering a variety of independent shops, cafes, restaurants and supermarkets. For the commuter, Chipstead train station provides regular services into London Victoria or London Bridge. Families are also well catered for with several high regarded schools within the immediate catchment area. Those who enjoy the outdoors will appreciate the proximity to Banstead Woods and the surround Green Belt, perfect for weekend walks and cycling.

## LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11  
Chipstead Valley Primary School – Ages 2-11  
The Beacon School Secondary School – Ages 11-16  
Woodcote High School - Ages 11-18

## LOCAL TRAINS

Chipstead or Woodmansterne – London Bridge – Approx. 42 minutes  
Coulsdon South to London Victoria – 30 minutes  
Coulsdon South to Horsham – 45 minutes

## LOCAL BUSES

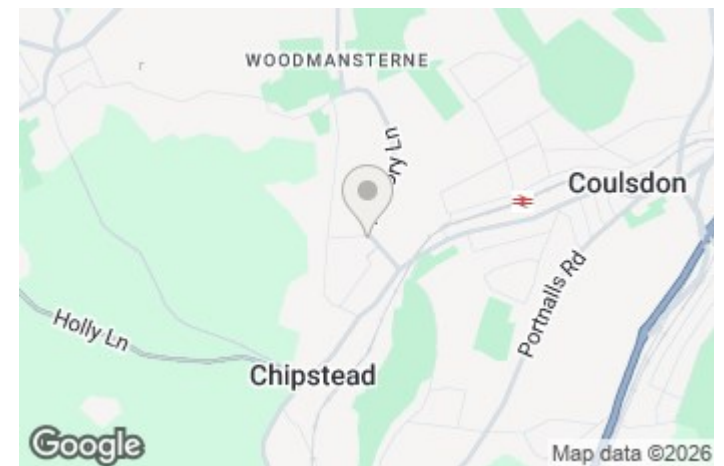
S1 Banstead to Lavender Field (Mitcham) via Sutton  
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station  
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords,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

## 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 D £2,448.79 2025/26



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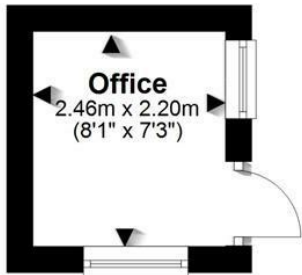
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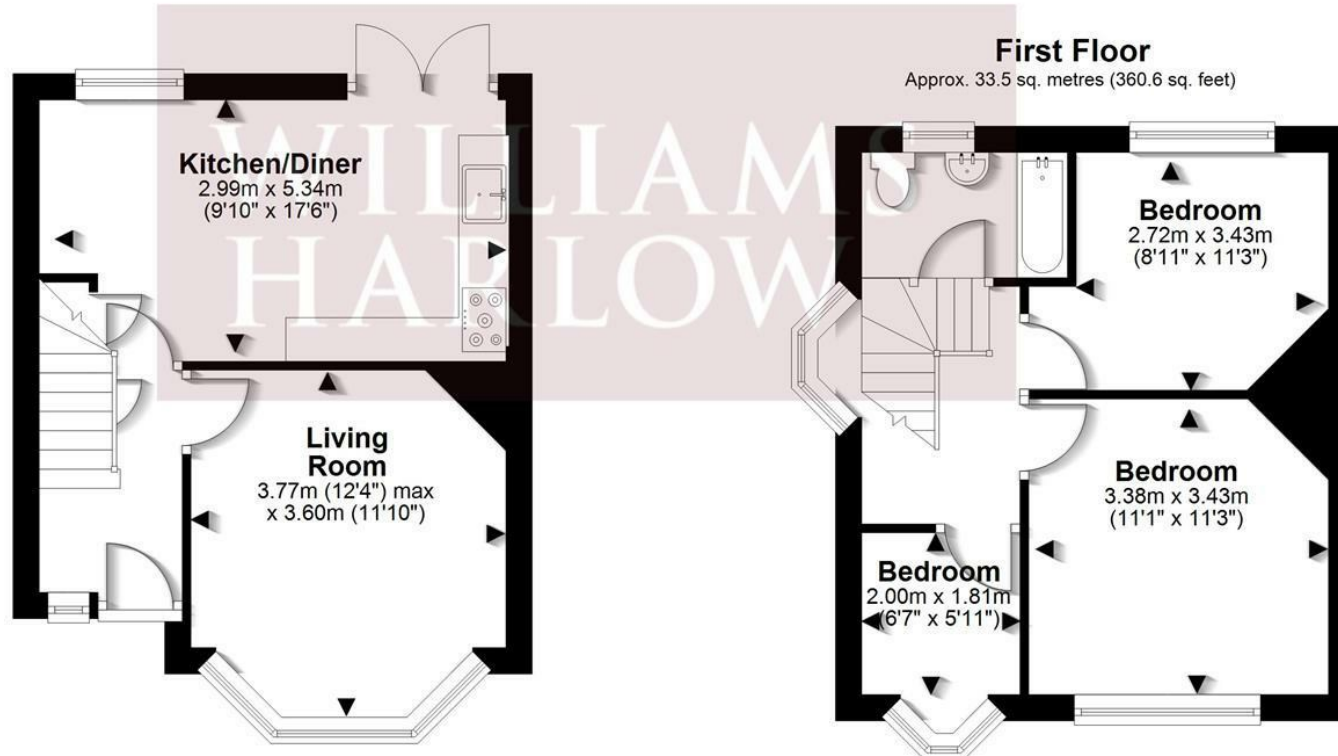
### Ground Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



### First Floor

Approx. 33.5 sq. metres (360.6 sq. feet)



Total area: approx. 71.8 sq. metres (772.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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