Rectory Lane, Banstead,

Offers In Excess Of £525,000 - Freehold

3 2 2

WILLIAMS HARLOW

PIPE. TOBACCO. MATCHES. MONEY.
HANKY. KEYS!!!

STELLA ARTOIS
ROLL MY EYES OUT LOUD!

This delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts two reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is complemented by a modern kitchen, perfect for family meals and gatherings.

With three inviting bedrooms, this residence offers plenty of room for family members or guests. The two bathrooms ensure convenience for busy mornings and provide a touch of luxury for unwinding after a long day. Additionally, the property features a dedicated office space, ideal for those who work from home or require a quiet area for study.

The interior of the house is in nice condition, making it ready for you to move in and make it your own. Outside, there is parking available for two cars, a valuable asset in this sought-after area.

This extended family home is not only practical but also situated in a desirable location, making it a perfect choice for those looking to settle in Banstead. With its blend of comfort, space, and convenience, this property is sure to appeal to a wide range of buyers. Don't miss the chance to view this lovely home and envision your future here.

THE PROPERTY

A fantastic opportunity to acquire an extended three bedroom, two bathroom family home with two reception rooms extended to the rear by way of a conservatory, including a downstairs WC, the conservatory overlooks the rear garden. There is the added benefit of a loft conversion to the top floor providing a great master suite with en-suite. The property is well presented throughout so move in ready, however, still offers further potential to put your own stamp on it should you so wish. This is the perfect home for growing families offering flexible accommodation over three floors and is extremely well served by local schools, within walking distance to train stations of both Chipstead and Woodmansterne providing routes into London and the countryside on your doorstep.

OUTSIDE

There is useful off street parking to the front of the property plus a garage accessed via a shared driveway. The pretty rear garden is great for relaxing and entertaining and benefits from a westerly aspect, measuring approximately 60'0 x 23'0.

THE LOCAL AREA

The property is ideally situated for the local amenities at Chipstead whilst the vibrant Banstead Village High Street and Coulsdon town are both just a short drive away offering a variety of independent shops, cafes, restaurants and supermarkets. For the commuter, Chipstead and Woodmansterne train stations provide 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 surrounding countryside, perfect for weekend walks and cycling. It is a peaceful neighbourhood which will allow you to take evening walks without a second thought and a community where you feel fully invested.

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 £2,555.86 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.

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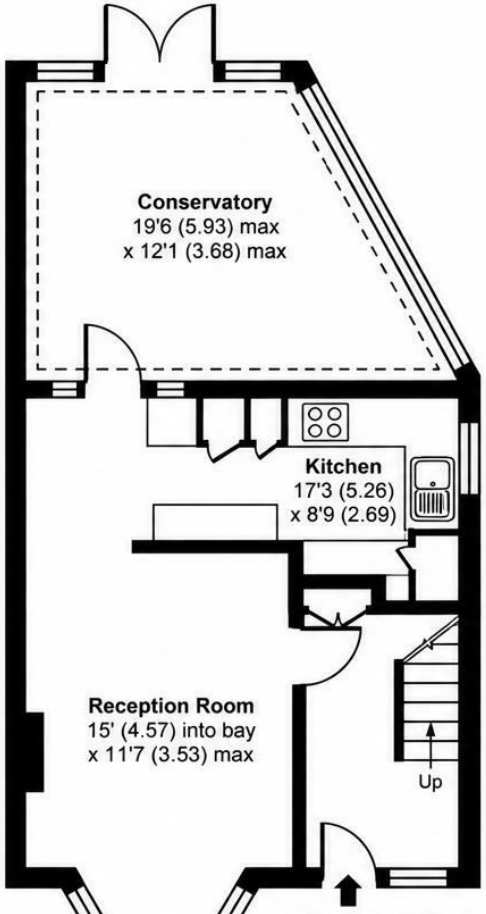

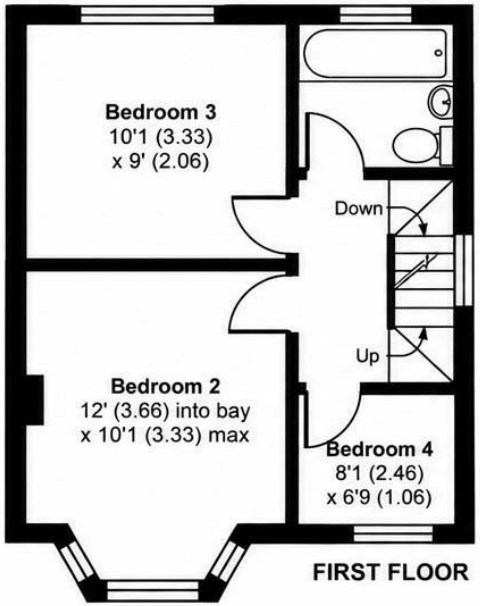

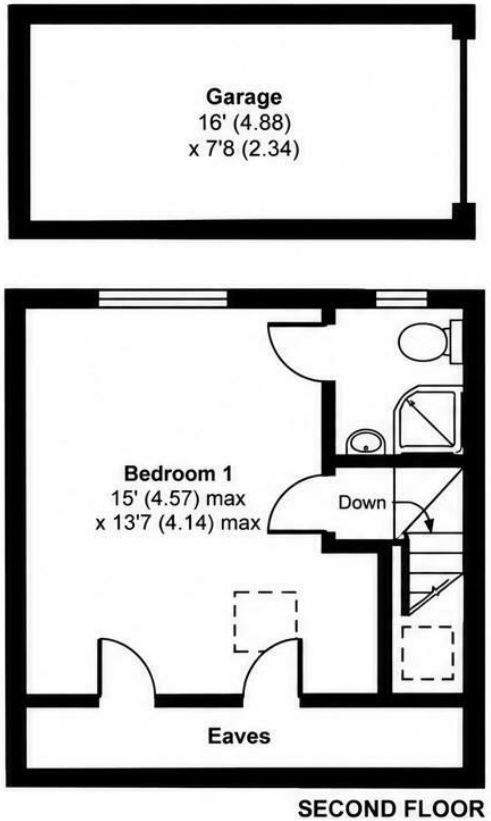

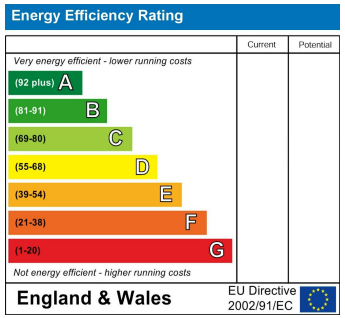

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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