



The Tracery, Banstead,
Asking Price £535,000 - Freehold

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**WILLIAMS
HARLOW**









Situated in the highly sought-after Tracery development in Banstead, this charming end-terrace house offers an exceptional living experience. Overlooking the pleasant communal grounds this property boasts a prime location within the development that is both tranquil and convenient.

Inside, you will find a spacious reception room, perfect for entertaining guests. The well-proportioned bedrooms provide ample space for relaxation and personalisation, making it an ideal home those seeking extra room for guests or a home office. The property features a modern re-fitted shower room, ensuring practicality for everyday living.

The manageable courtyard garden is a delightful outdoor space, complemented by a brick-built store for your gardening tools or outdoor equipment. Additionally, a garage located in a nearby block offers secure parking and extra storage options.

One of the standout features of this home is its proximity to Banstead Village, which is just a short pleasant walk away, where, you can enjoy a variety of shops, cafes and local amenities, enhancing your lifestyle in this charming community.

With no onward chain, this property presents a seamless opportunity for prospective buyers.

THE PROPERTY

Offered to the market chain free a rarely available three bedroom end terraced property located in a good position on the ever popular Tracery development. The the property offers not only end of terrace accommodation but also a re-fitted shower room, replacement boiler a manageable court yard garden , brick built shed with power and a garage located in the near by block.

THE LOCAL AREA

Banstead Village is superb if you haven't already visited. Unlike many Surrey towns it offers a thriving High Street with plenty of independent shops and crafts as well as national chains. There is also a vast array of green open spaces. The area is a

peaceful neighbourhood and allows you to take advantage of the attractive communal gardens and a community where you will feel fully invested.

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

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

WHY WILLIAMS HARLOW

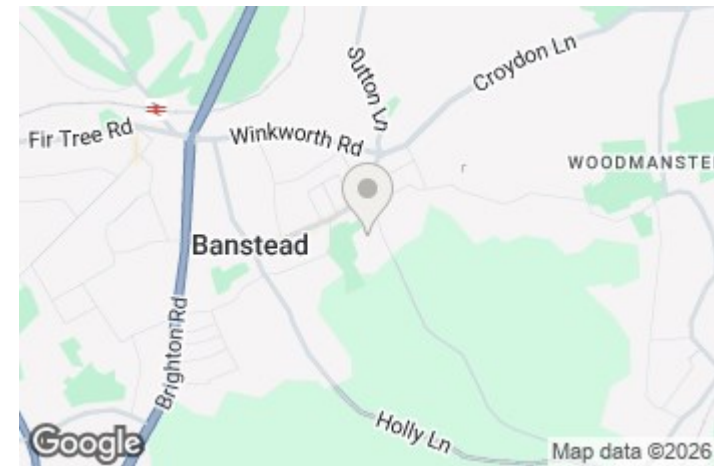
From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

Reigate & Banstead BAND D £2,555.86 2026/27

SERVICE CHARGE

The service charge is approximately £600 per annum.



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.

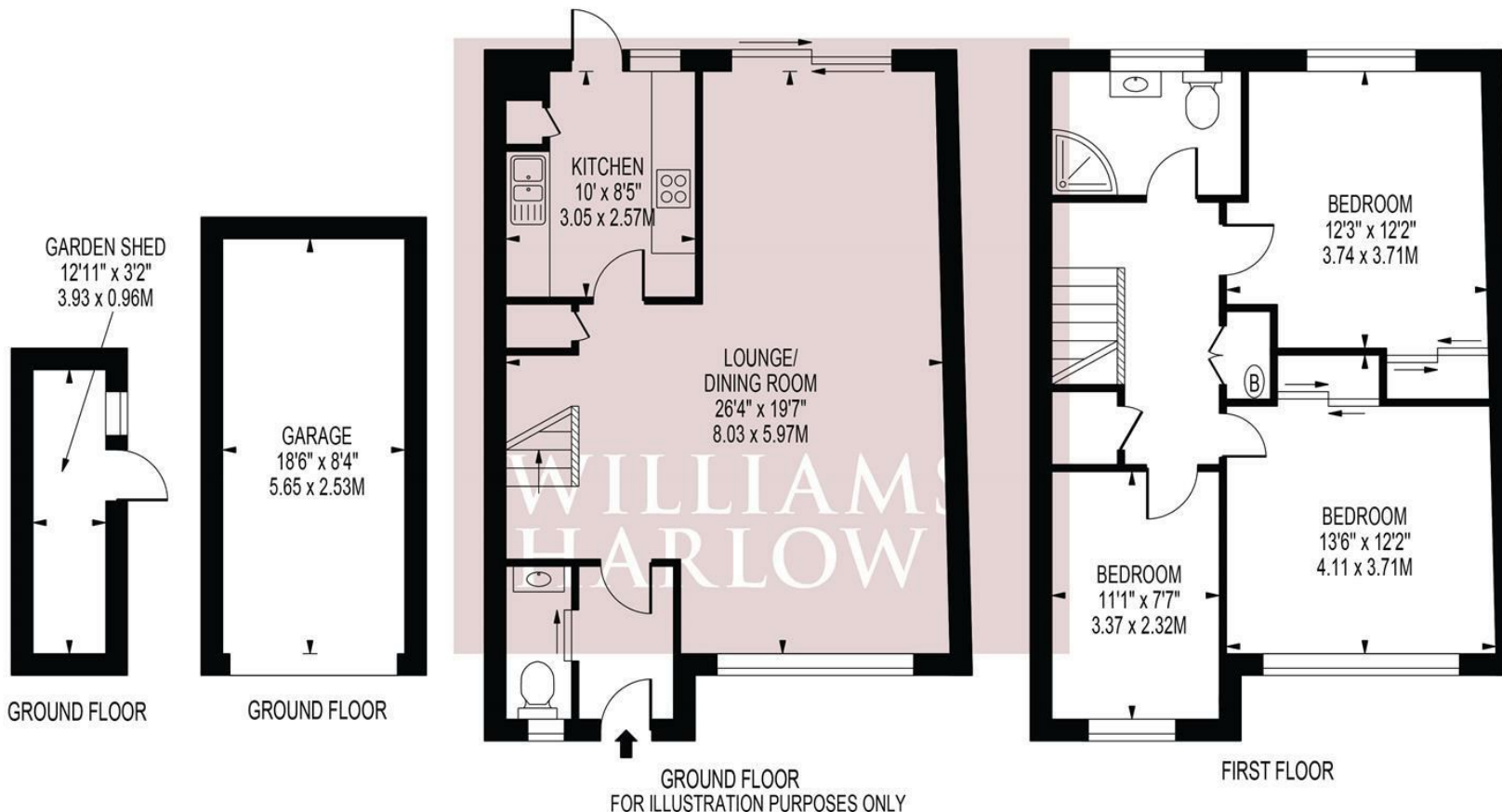
THE TRACERY BANSTEAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1075 SQ FT - 99.90 SQ M

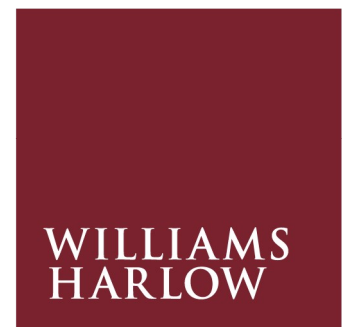
(EXCLUDING GARDEN SHED & GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN SHED: 41 SQ FT - 3.77 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 154 SQ FT - 14.29 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(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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