



Beckenshaw Gardens, Banstead,
Asking Price £500,000 - Freehold



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**WILLIAMS
HARLOW**











Situated in the tranquil cul-de-sac of Beckenshaw Gardens, Banstead, this charming semi-detached bungalow offers a delightful blend of comfort and convenience. With three spacious reception areas, this property provides ample space for both relaxation and entertaining. The three bedrooms ensure that there is plenty of room for family or guests, while the two bathrooms add to the practicality of the home.

Set on a large plot, this bungalow boasts a west-facing rear garden, perfect for enjoying the afternoon sun and hosting summer gatherings. The garden is complemented by a conservatory, which serves as an ideal spot to unwind with a good book or enjoy the views of the lush surroundings.

For those with vehicles, the property offers parking for up to three cars, along with the added benefit of a garage. Being chain-free, this home presents a smooth transition for potential buyers, allowing for a swift move-in process.

This property is perfect for those seeking to add their own stamp on a property in a quiet and peaceful location that is within easy access to local amenities and transport links. Whether you are looking to downsize or simply want a serene retreat, this bungalow at Beckenshaw Gardens is a wonderful opportunity not to be missed.

THE PROPERTY

This extended chain free bungalow offers versatile accommodation and has one of the largest plots in the cul-de-sac. Three bedrooms, three reception areas including lounge, dining area and conservatory. A bathroom and wet room, the bathroom could be converted into a utility area or another bedroom. Large west facing garden, garage and off street parking.

LOCAL AREA

The local area is very popular with families and is within a very short walk of Woodmansterne Village with a local range of shops and a village local pub serving good food alongside popular excellent local schools. Local transport links to

Banstead approximately 1 1/2 miles away which offers a wider range of local independent shops and supermarkets. The area is a relaxed and peaceful neighbourhood which allows you to take evening walks without a second thought and a community where people feel 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

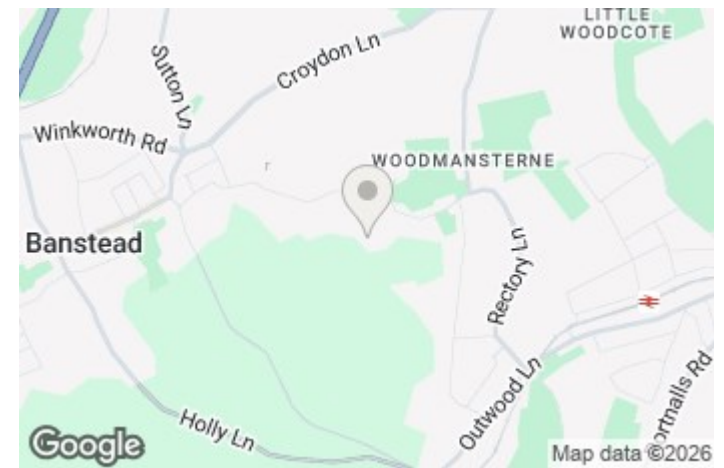
S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley,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



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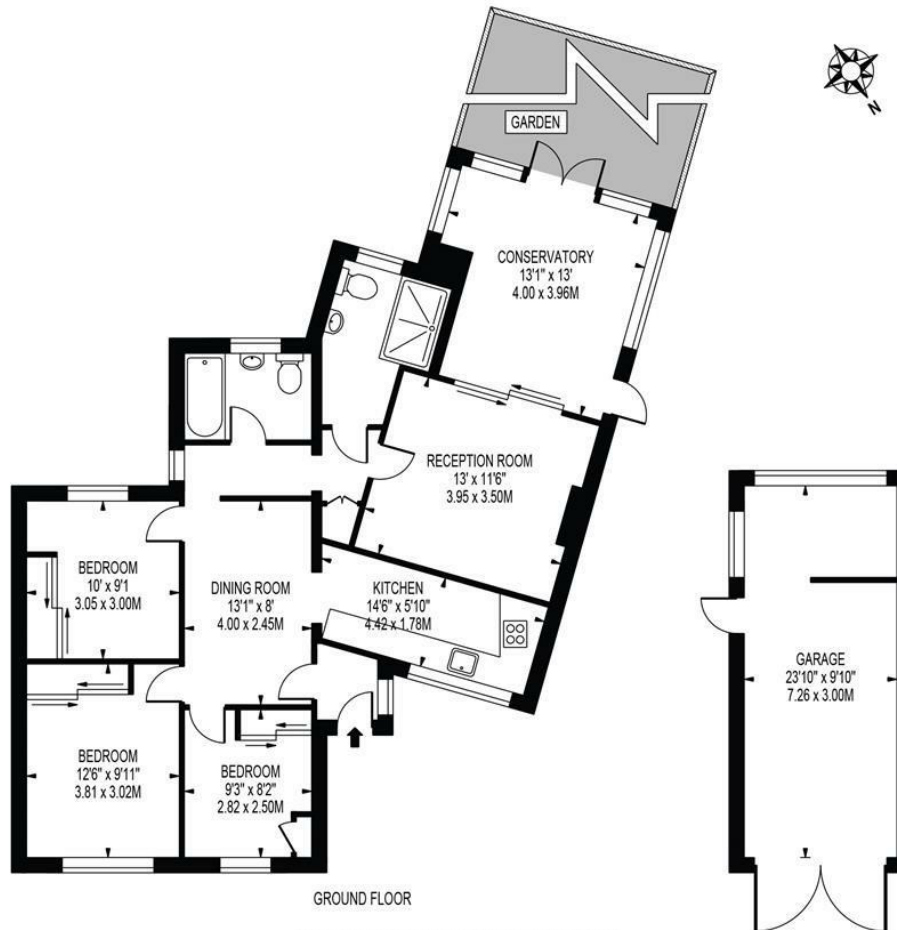
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BECKENSHAW GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1037 SQ FT - 96.30 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 234 SQ FT - 21.78 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

