



Park Road, Banstead, Surrey
Offers In Excess Of £389,950 - Freehold



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**WILLIAMS
HARLOW**











On charming Park Road in Banstead, this delightful house offers a perfect blend of period charm and modern convenience. With two well-proportioned bedrooms and a comfortable reception room, this property is ideal for small families or couples seeking a tranquil retreat.

As you step inside, you will be greeted by the enchanting period features that characterise this old building, adding a touch of history and warmth to your living space. The house boasts a well-appointed bathroom, ensuring that your daily routines are both comfortable and convenient.

One of the standout features of this property is its beautiful cottage garden, which provides a serene outdoor space for relaxation or entertaining. The garden also includes a brick-built outbuilding, which can offer a perfect blend for either home working space or for gardening tools and additional storage.

The location is truly exceptional, with easy access to local pubs and miles of open countryside, perfect for those who enjoy outdoor pursuits. Furthermore, the property is within walking distance of the high street, where you will find a variety of shops, cafes, and amenities to cater to your everyday needs.

This charming terraced house on Park Road is a rare find, offering a unique opportunity to embrace the idyllic lifestyle that Banstead has to offer. Whether you are looking to settle down or invest in a property with character, this home is sure to impress.

THE PROPERTY

A centre terraced timber clad cottage located in a semi-rural location with origins we believe to the early 1800's. The property originally would have been constructed for workers in the Mint growing industry which used to be prevalent within this local area, hence the name of the property. The property has accommodation over two floors with a spacious open plan lounge, dining room and kitchen and with regard to the decoration retains a wealth of character features.

OUTDOOR SPACE

There is parking made available for one vehicle to the front of the property. The rear garden measures 37ft and is south west facing serving for excellent entertainment or simply enjoying those British summer evenings.

THE LOCAL AREA

The property is located just on the immediate extremities of Banstead Village High Street and affords a flat level walk to the High Street with a comprehensive range of shopping facilities, cafes/restaurants and transport connections. The area highly regarded with its myriads of footpaths providing long and enjoyable country walks over the adjoining rural landscape.

WHY YOU SHOULD VIEW

It would be hard to better this house if you seek a country cottage. The cottage is very well presented, however still offers potential to further modernise. The property is surrounded by excellent schools, transport options, shops and open countryside. The south westerly facing rear garden will provide a lovely afternoon sunset if you wish to host or enjoy a relaxing quiet evening.

FEATURES

Two Bedrooms - Open plan living space - Parking - Store Garage - South-West Facing Rear Garden - Easy walk to Banstead Village High Street

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
Kingswood, Chipstead, Woodmansterne – London Bridge – Approx. 1 hour 2 min

LOCAL SCHOOLS

St Annes Catholic Primary School – Ages 4-11

Banstead Infant School – Ages 4-7

Banstead Community Junior School – Ages 7-11

Woodmansterne Primary School – Ages 4-11

The Beacon School Secondary School – Ages 11-16

Banstead Preparatory School – Aged 2-11

Aberdour School – Ages 2-11

COUNCIL TAX

Reigate & Banstead BAND D £2,339.35 2024/25



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TOTAL APPROXIMATE FLOOR AREA 536 SQ.FT. (49.8 SQ.M.)

Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RH = REDUCED HEAD HEIGHT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		62
(55-68) D		
(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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