

Warren Road, Banstead,

Asking Price £800,000 - Freehold

WILLIAMS HARLOW

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Located in the desirable area of Warren Road, Banstead, this attractive detached house presents an excellent opportunity for buyers seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this property is designed to accommodate modern living with ease.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The generous kitchen/breakfast area is perfect for family gatherings, while the spacious lounge/dining room offers a warm and welcoming atmosphere for everyday living.

The property features a well-maintained rear garden that extends to an impressive 27 metres, providing a wonderful outdoor space for children to play or for hosting summer barbecues. Additionally, the house benefits from plentiful parking, along with an attached garage for added convenience.

Situated in a prime residential location, this home is within easy reach of local shops, medical facilities, and reputable schools, making it an ideal choice. The nearby Banstead train station offers excellent transport links, while the open spaces of Nork Park are just a stone's throw away, perfect for leisurely walks or outdoor activities.

This delightful detached home combines comfort, convenience, and a fantastic location, making it a must-see for anyone looking to settle in Banstead.

THE PROPERTY

An individually designed, handsome detached house, with spacious accommodation arranged over two floors. The accommodation is adaptable in layout and provides a generous living room with separate dining room area and generous kitchen/breakfast room. There is also a good sized utility room adjoining the kitchen and a downstairs WC. The first floor flows well with good sized bedrooms serviced by a main bathroom. The home is a practicable layout ideal for families and staying guests.

OUTDOOR SPACE

The property occupies a generous garden plot, tastefully landscaped and a driveway with a turning head to afford parking for up to four vehicles. For those who seek a garage, you will not be disappointed as there is a single garage located to the side and independent side access. The rear garden extends to 27 metres, with a well laid patio immediately to the rear. There are steps up to the remainder of the garden which is principally laid to level lawn with flower/shrub borders, summer house and offers a good degree of privacy.

LOCAL AREA

Banstead Nork is a superb area if you haven't already visited. It offers a local range of shopping facilities at Nork Way and excellent primary and secondary schools alongside Nork park which is ideal for recreation. Banstead mainline train station is also reached within a short walk offering services to Sutton and London. This popular residential area has great appeal, surrounded by easy access to green open spaces, a peaceful neighbourhood which will allow you to enjoy evening walks without a second thought and a community where people feel invested.

LOCAL SCHOOLS

Warren Mead Junior School – Ages 7-11
Warren Mead Infant School – Ages 2-7
Epsom Downs Community School – Ages 3-11
Shawley Community Primary Academy – Ages 2-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

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

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

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.

ENHANCEMENT & STAGING DISCLAIMER

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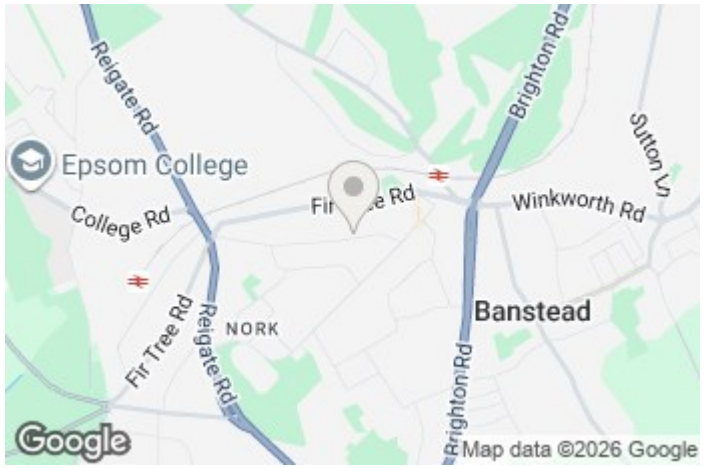
COUNCIL TAX

Reigate & Banstead BAND F £3,691.80 2026/27



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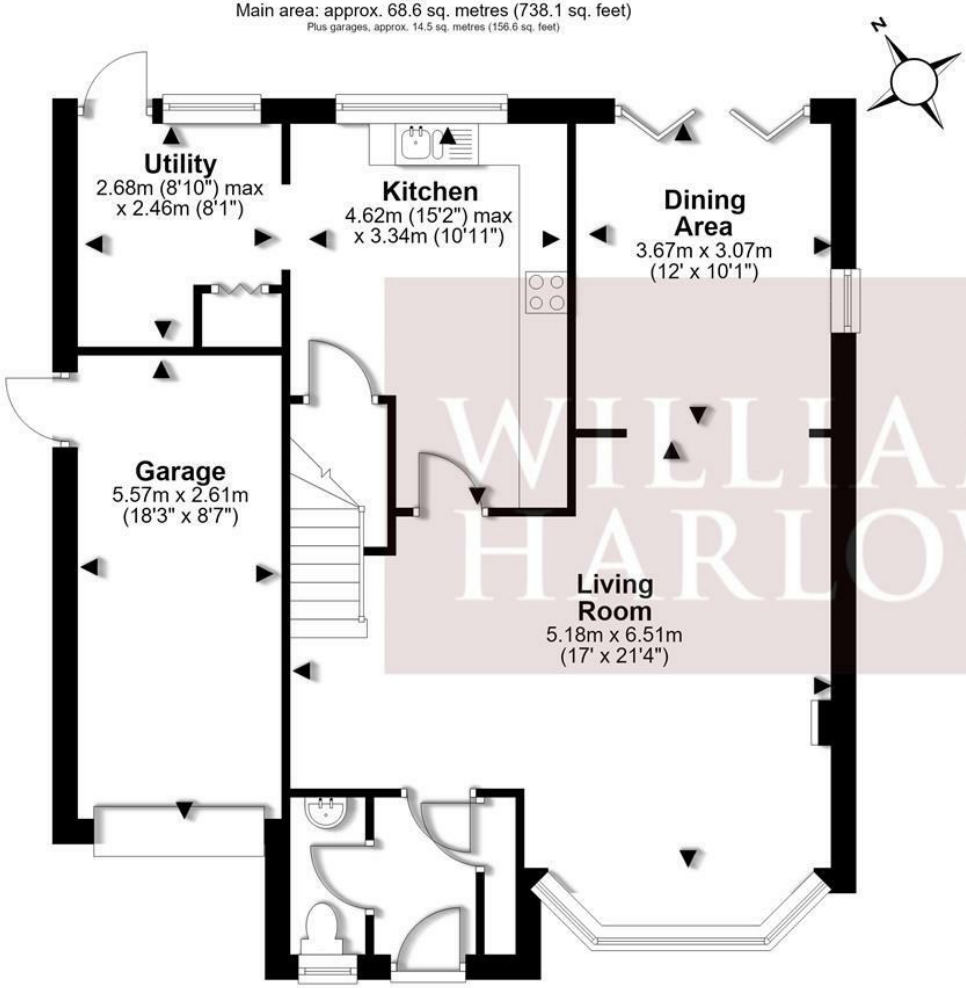
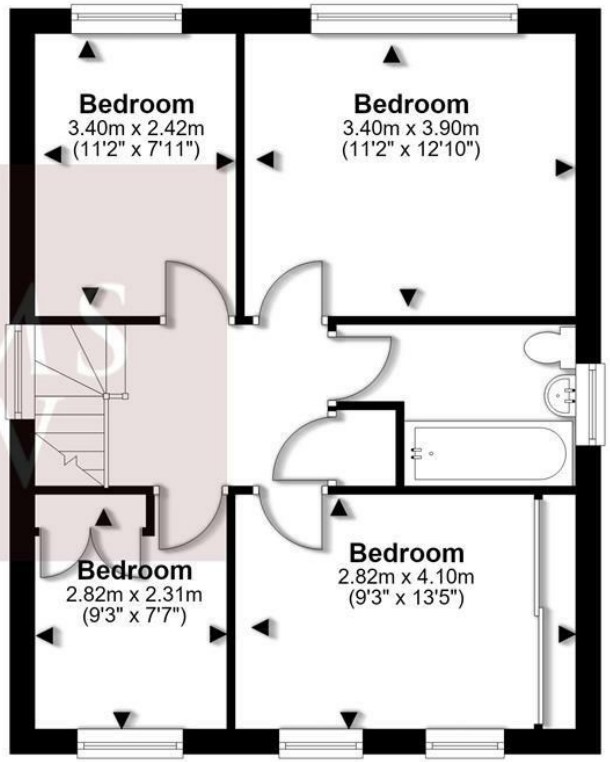
Ground Floor

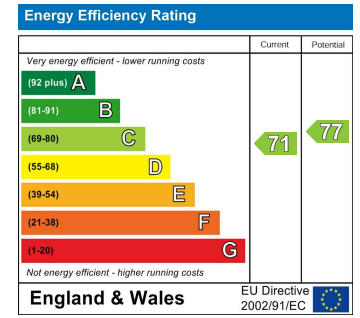
Main area: approx. 68.6 sq. metres (738.1 sq. feet)
Plus garages, approx. 14.5 sq. metres (156.6 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.4 sq. feet)





Main area: Approx. 122.7 sq. metres (1320.5 sq. feet)
Plus garages, approx. 14.5 sq. metres (156.6 sq. feet)