



The Readens, Banstead, Surrey  
Offers Over £600,000 - Freehold



**WILLIAMS  
HARLOW**











Tucked away at the head of a peaceful cul-de-sac in the desirable village of Woodmansterne near Banstead, this charming semi-detached house offers a wonderful opportunity for families seeking a spacious and versatile home. With 3/4 bedrooms and two reception rooms, this property is perfect for both relaxation and entertaining.

The house boasts first floor bathroom and downstairs shower room, ensuring convenience for family living. It has been sympathetically extended to the side, providing additional space that can be tailored to your needs. While the property does require some modernisation, it presents a fantastic chance to create your dream home in a sought-after location.

One of the standout features of this residence is its elevated position, which affords stunning views of open countryside. The generous parking space for up to five vehicles is a rare find, making it ideal for families with multiple cars or guests.

Conveniently located, the property is close to local amenities and reputable schools, making it an excellent choice for families. Additionally, the nearby open countryside offers a perfect escape for outdoor enthusiasts, providing ample opportunities for walks and leisure activities.

With no onward chain, this property is ready for you to make it your own. Don't miss the chance to view this delightful home in Banstead, where comfort and potential await.

## THE PROPERTY

An opportunity to purchase a semi detached which is ready to view now. The property is located in an enviable position at the head of a quiet cul-de-sac and is surrounded by miles of open countryside which is ideal for walks. The property benefits from having a large sitting room plus a separate dining room, kitchen, utility room and downstairs shower. To the first floor there are three good sized bedrooms and a further interconnecting study/4th bedroom.

## OUTDOOR SPACE

The property has one of the largest gardens within the cul-de-sac.... and is in an elevated position enjoying stunning views. The garden enjoys a good degree of privacy. There is plenty of parking via a private driveway, double garage, an elevated side raised deck and areas of lawn, flower/shrub borders and an array of mature trees. Overall the plot is approx. 0.2 acres.

## LOCAL AREA

Woodmansterne, Banstead if you haven't already visited is unlike many other Surrey towns as it enjoys the benefits of easy access to local schools both at Woodmansterne Village and nearby Chipstead alongside local shops at Woodmansterne Village and Chipstead Station Parade. Chipstead mainline train station has direct routes to London. The area is famed for its vast array of green open spaces. 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.

## VENDOR THOUGHTS

The property has been in our family since 1956 and it holds a wealth of happy memories for us during that time. The house and large garden has been ideal for entertaining over the years. We sincerely hope that the new owner will enjoy it as much as we have.

## 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

I 66 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 E £2,992.97 2025/26



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.



Main area: Approx. 112.6 sq. metres (1211.8 sq. feet)  
Plus garages, approx. 24.1 sq. metres (259.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

