Warren Road, Banstead,

Asking Price £775,000 - Freehold

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WILLIAMS HARLOW

Located on Warren Road in Banstead, this impressive house offers a spacious and comfortable living environment, perfect for families seeking both style and functionality. With over 1700 square feet of well-designed space, the property boasts five generously sized bedrooms, ensuring ample room for relaxation and privacy.

Upon entering, you are greeted by three inviting reception rooms, each providing a versatile space for entertaining guests or enjoying quiet family time. The heart of the home is the open plan kitchen and family area, which creates a warm and welcoming atmosphere, ideal for both casual dining and social gatherings. The kitchen is well-equipped, making it a joy for any home cook.

Convenience is key in this property, with a downstairs w.c and shower, as well as a good-sized utility room that adds to the practicality of daily living. The loft bedroom features an en-suite, providing a private retreat for the occupants, while the additional bedrooms offer flexibility for family, guests, or even a home office.

This house is not just a home; it is a lifestyle choice, situated in a sought-after location that combines the tranquillity of suburban living with easy access to local amenities. Whether you are looking for a family home or a place to entertain, this property on Warren Road is sure to impress.

THE PROPERTY

The property has been significantly extended by the current owners and the accommodation comprises of lounge (currently being used as a home office), 'L' shaped open plan kitchen/diner and family area, downstairs WC and shower room, large utility room. There is under floor heating to the kitchen area and utility room.

To the first floor three bedrooms and family bathroom. On the second floor is the master bedroom with en-suite shower room and bedroom five is currently being used as a dressing room.

OUTSIDE AREA

To front there is a private driveway providing parking for two vehicles. and EV Charge point. To the rear there is a patio area and steps up to the remainder of the garden which is mainly laid to lawn. There is also a summer house located at the rear of the garden which extends to approximately 60ft.

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, excellent primary and secondary schools alongside Nork park which is ideal for recreation plus Banstead High Street is easily accessible as well as the surrounding towns of Epsom, Sutton and Reigate. 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

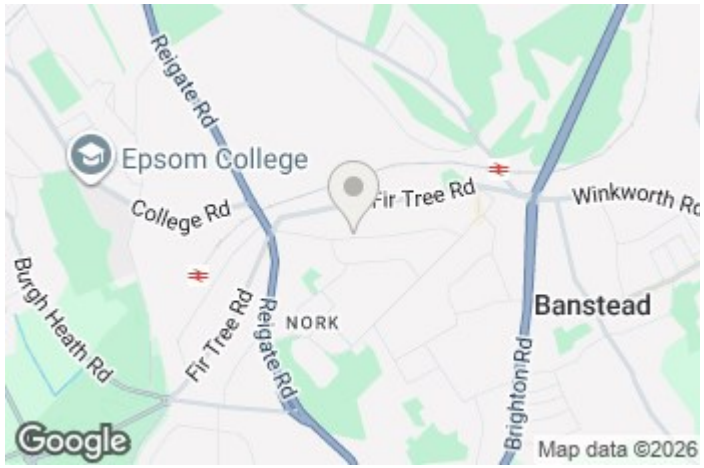
S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley,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

COUNCIL TAX

Reigate & Banstead BAND E £3,123.83 2025/26



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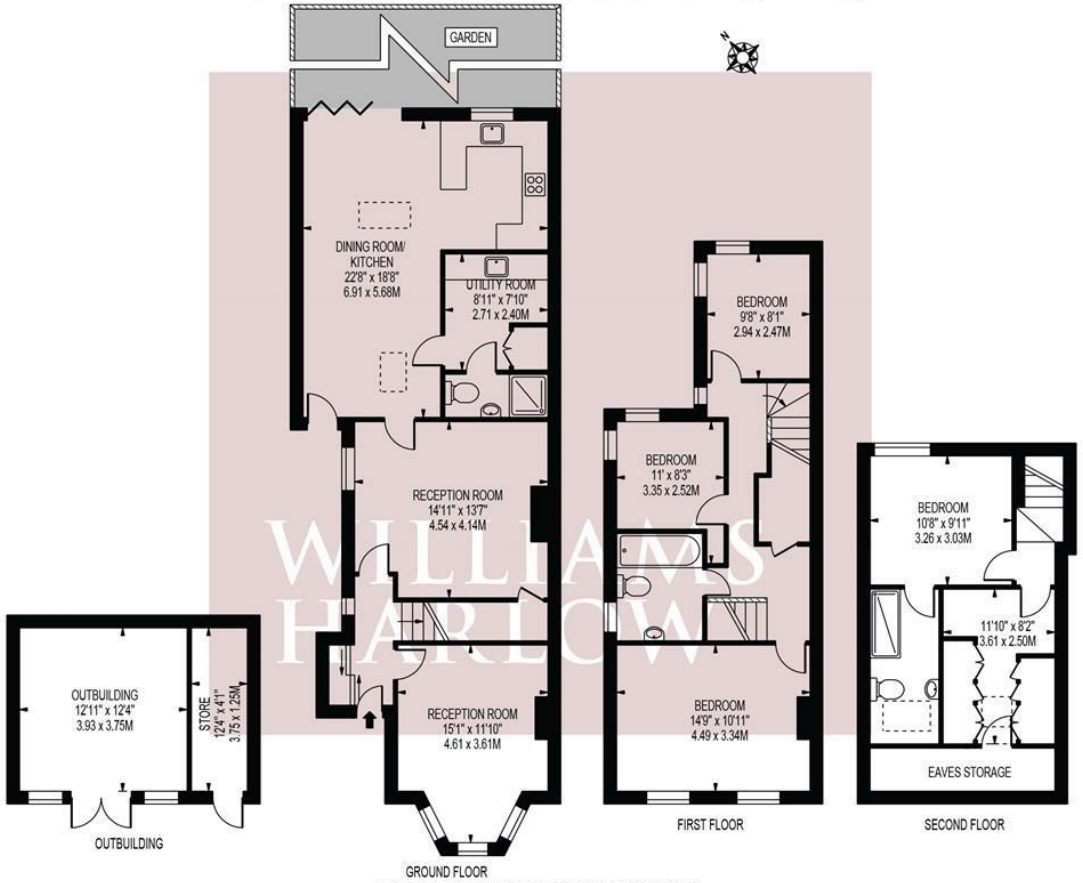
WARREN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1737 SQ FT - 161.36 SQ M**
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING OUTBUILDING)
APPROXIMATE GROSS INTERNAL FLOOR AREA: **1686 SQ FT - 156.63 SQ M**
(EXCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & OUTBUILDING)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: **217 SQ FT - 20.14 SQ M**



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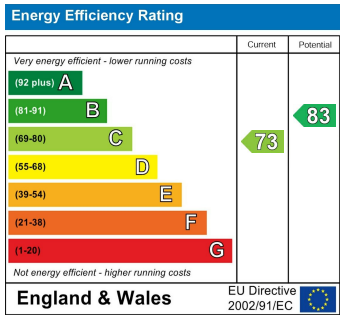

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