



Rowan Close, Banstead,  
Asking Price £700,000 - Freehold

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-  2
-  1

**WILLIAMS  
HARLOW**











An opportunity to acquire a CHAIN FREE semi detached FOUR BEDROOM home that is located within a quiet cul-de-sac with accommodation arranged over three floors. The property offers a spacious living/dining room, kitchen with integrated appliances, downstairs WC, master bedroom with en-suite plus main bathroom as well as parking for two cars and a garage with a WEST FACING REAR GARDEN. All is located within easy reach of local shops, Banstead's mainline station and good local schools. SOLE AGENTS.

## THE PROPERTY

This four bedroom semi detached house was built in 2009 by Devine Homes. The property consists of accommodation arranged over three floors. To the ground floor there is a large entrance hall, lounge/diner, fitted kitchen with integrated appliances and downstairs WC. To the first floor there is an en-suite to the master bedroom, additional double bedroom and family bathroom. To the second floor there are two further bedrooms and some loft storage. There is also a recently fitted replacement boiler only 18 months old with a British Gas Guarantee until February 2029.

## OUTSIDE AREA

A driveway provides off street parking for two vehicles. The garage has a remote control electric roller door and loft space ideal for storage plus a side door to the rear garden. There is also a separate side gate to the rear garden. The westerly aspect rear garden is beautifully landscaped with a patio area plus a full width remote controlled sun awning, outside tap and outside power. There are also steps down to the garden area which has a feature circular artificial lawn area with flower/shrub borders.

## THE LOCAL AREA

The property is within easy walking distance to the local shops at Nork Parade, Banstead mainline train station and within the catchment area of Warren Mead Primary School and The Beacon Secondary School. 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.

## VENDOR THOUGHTS

Our parents purchased this property from new and immensely enjoyed their time here with friendly neighbours in a lovely quiet relaxed environment plus the convenient location with local amenities nearby, public transport and plenty of open countryside to enjoy. We hope the next family will enjoy it as much as they did.

## WHY YOU SHOULD VIEW

We are delighted to bring this property to the market which has four bedrooms, en-suite to the master, quiet cul-de-sac location, westerly aspect low maintenance rear garden. This property is really suitable for the majority of the market whether it'll be as a family home, downsizers etc.

## 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)

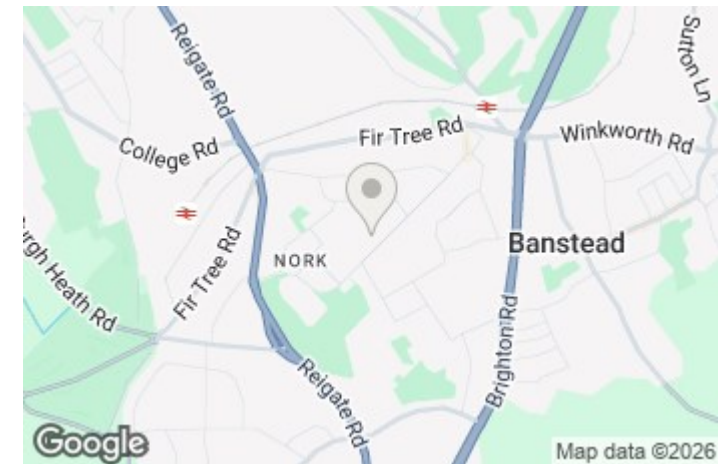
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## WHY WILLIAMS HARLOW

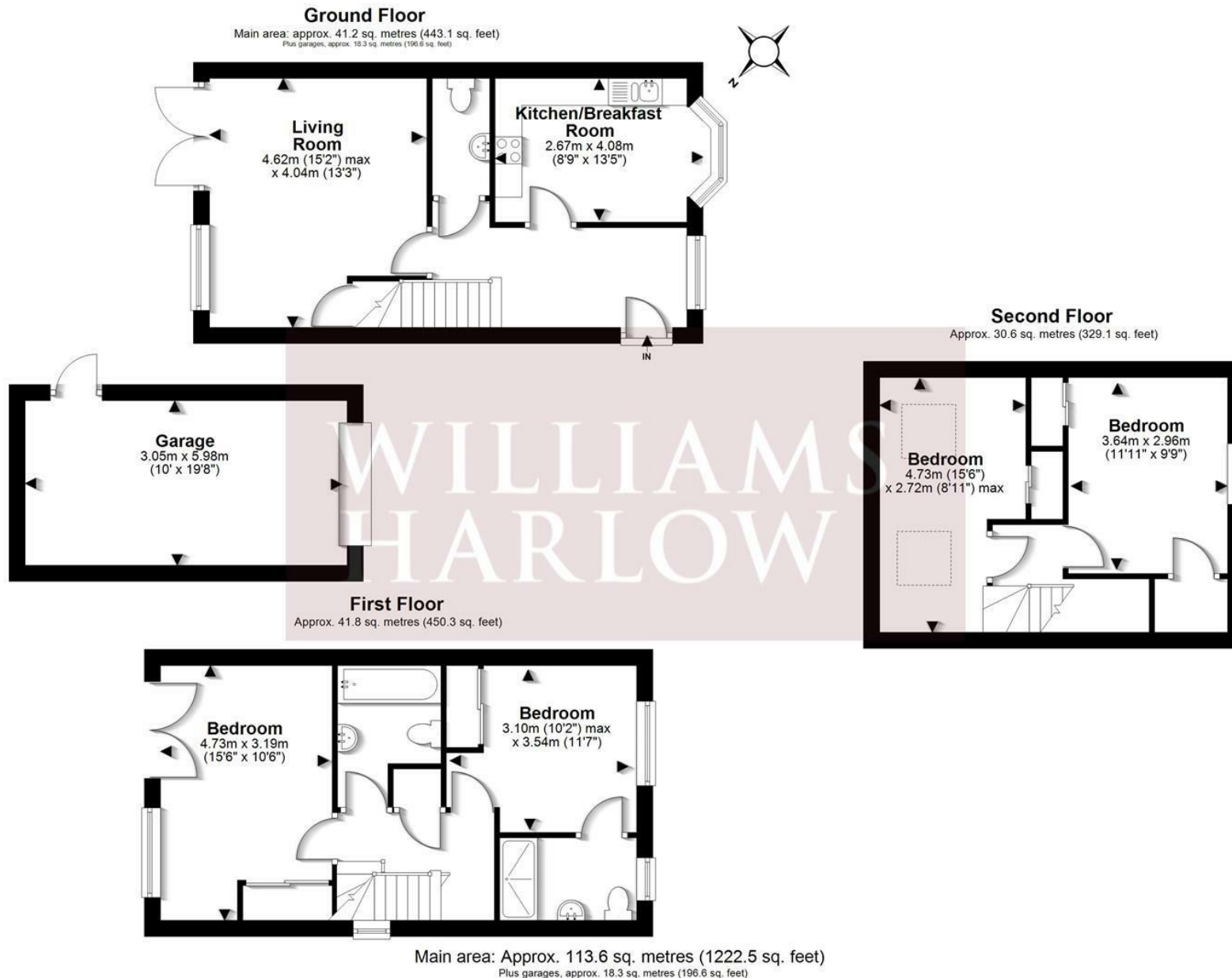
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## COUNCIL TAX

Reigate & Banstead BAND F £3,537.14 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

