



Hillside, Banstead,  
Offers Over £950,000 - Freehold



**WILLIAMS  
HARLOW**











In ever popular Hillside, Banstead, this delightful detached house, built by Downs Estates in the 1930s, offers a perfect blend of period character and modern living. With two generous reception rooms, this home provides ample space for both relaxation and entertaining. The four well-proportioned bedrooms ensure that there is plenty of room for family and guests alike.

One of the standout features of this property is the expansive rear garden, extending to an impressive 160 feet. This outdoor space is ideal for gardening enthusiasts, children at play, or simply enjoying the tranquillity of nature. The property also boasts plentiful parking options and a garage, making it convenient for families with multiple vehicles.

Situated in a prime location, this home is within easy reach of local shops, mainline stations, and highly regarded schools, making it an excellent choice for families and commuters. This property not only offers a comfortable living space but also a vibrant community lifestyle.

In summary, this period home in Hillside, Banstead, presents a wonderful opportunity for those seeking a spacious and well-located family residence. With its charming features and generous outdoor space, it is sure to appeal to a variety of buyers.

No Chain

## THE PROPERTY

A handsome mid 1930's detached house which is glorious in nature set under a tiles roof with attractive mellow elevations and duel height bay. Proudly confident in its surroundings this desirable residential area affords an ideal family home where multiple generations can exist in harmony. The frontage is superior, charming and very alluring. The accommodation comprises of two reception rooms, four double bedrooms, bathroom with upstairs WC and downstairs WC. There is also a large feature open plan kitchen/dining room. All is set around a welcoming entrance hall. The property offers an extra dimension to busy lifestyles, families or staying guests.

## OUTDOOR SPACE

The plot the property is set upon mature gardens which are

incredibly well maintained by the present owner and enjoys an area of lawn to the front of the property with parking for two vehicles plus a garage. The rear garden benefits from being of a south easterly aspect and extends to approximately 160 feet. It has taken many years of investment to produce this established garden, one that absolutely needs to be seen.

## THE LOCAL AREA

Banstead Nork is a superb area if you haven't already visited and is unlike any other Surrey towns. It enjoys excellent commuting possibilities from Banstead mainline train station. The area also offers a plentiful range of independent schools and state schools. Nork shopping parade is within a short distance with a variety of independent shops. Banstead Village High Street is approximately half a mile away with a range of national chains, supermarkets and the area is surrounded and well served by vast green open spaces. Located in a relax neighbourhood which allows you to take evening strolls without a second thought and a community where you feel fully invested.

## VENDOR THOUGHTS

The property has been under our ownership for many years and we have adapted the property in the areas that suited our lifestyle. Our parents have enjoyed this home and we have many happy memories here. We hope the new owners enjoy the property as much as us

## WHY YOU SHOULD VIEW

We are incredibly honoured to represent this house, it comes with everything good about living in the Nork/Banstead area. Our feeling is the new owner will settle quickly and enjoy many years here. The whole family being served by an array of local amenities.

## LOCAL SCHOOLS

Warren Mead Junior School – Ages 7-11

Warren Mead Infant School – Ages 2-7

St Annes Catholic Primary School – Ages 4-11

Banstead Infant School – Ages 4-7

Banstead Community Junior School – Ages 7-11

The Beacon School Secondary School – Ages 11-16

Banstead Preparatory School – Aged 2-11

Aberdour School – Ages 2-11

Sutton Grammar School - Ages 11-18

## TRAINS

Banstead Train Station – London Victoria 1 hour

Tattenham Corner Station – London Bridge, 1 hour 9 min

Sutton – London Victoria 33 minutes

Sutton to London Bridge 39 minutes

## 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 F £3,537.14 2025/26



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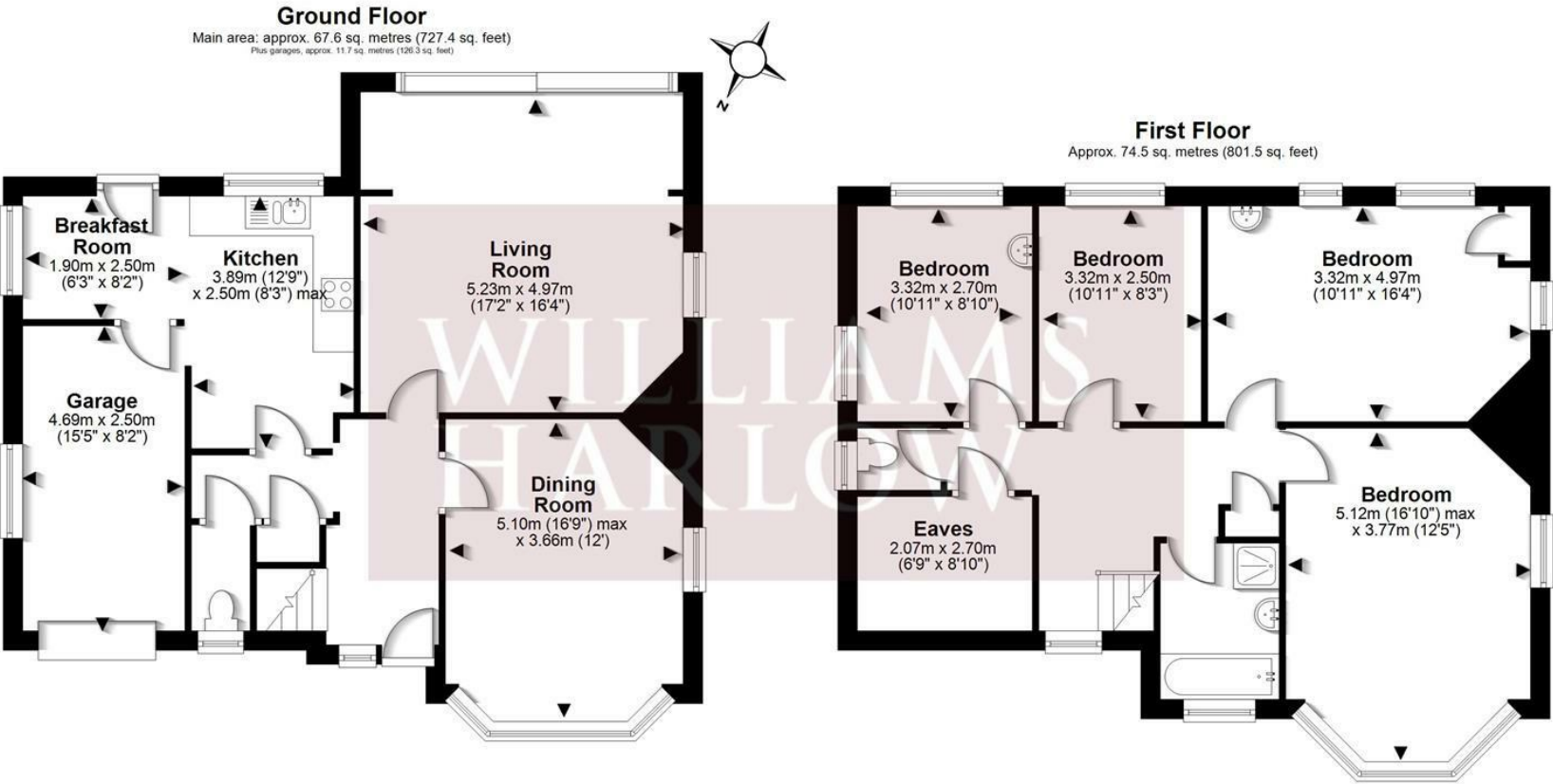
Banstead Office

Call: 01737 370022

31 High Street, Banstead, Surrey,  
SM7 2NH

[banstead@williamsharlow.co.uk](mailto:banstead@williamsharlow.co.uk)

[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)



Main area: Approx. 142.0 sq. metres (1528.8 sq. feet)  
Plus garages, approx. 11.7 sq. metres (126.3 sq. feet)

| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 |         | 75                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (55-68) D                                   |         |                                                                                                             |
| (39-54) E                                   | 52      |                                                                                                             |
| (21-38) F                                   |         |                                                                                                             |
| (1-20) G                                    |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | EU Directive 2002/91/EC  |

