

Birch Close, Banstead,

Asking Price £650,000 - Freehold

3 2 2

WILLIAMS HARLOW























This delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,054 square feet, the property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests.

The well-appointed kitchen is ideal for culinary enthusiasts, while the two bathrooms ensure that family life runs smoothly. Each of the three bedrooms is generously sized, making this home perfect for families or those seeking extra space.

Outside, the property features a private rear garden, a tranquil oasis for outdoor activities or simply enjoying the fresh air. Additionally, the driveway and garage parking can accommodate up to three cars, providing convenience for residents and visitors alike.

Birch Close is a sought-after location, known for its friendly community and proximity to local amenities, schools, and parks. This semi-detached house is not just a home; it is a lifestyle choice that offers both comfort and practicality. Whether you are looking to settle down or invest, this property is a wonderful opportunity not to be missed.

THE PROPERTY

A modern three bedroom semi detached home located in a quiet residential cul-de-sac. The accommodation downstairs comprises of two reception areas, dining room, living room and kitchen. To the first floor there are there are three bedrooms paired with a bathroom plus ensuite to the main bedroom.

OUTDOOR AREA

The front of the property provides ample off street parking, access to the garage and access to the rear garden. The rear garden is well maintained and offers a good degree of privacy.

THE LOCAL AREA

The property is located in the Nork area of Banstead just off of Fir Tree Road within easy walking distance to the local shops, restaurants and amenities at Nork, Banstead mainline train station and bus stops plus excellent local schools. Banstead Village High Street is approximately half a mile away with a range of shops, restaurants, supermarkets and the area is surrounded and well served by vast green open spaces.

LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton166
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

LOCAL 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

LOCAL SCHOOLS

Warren Mead Infant School – Ages 2-7
Warren Mead Junior School – Ages 7-11
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

WHY WILLIMAS HARLOW

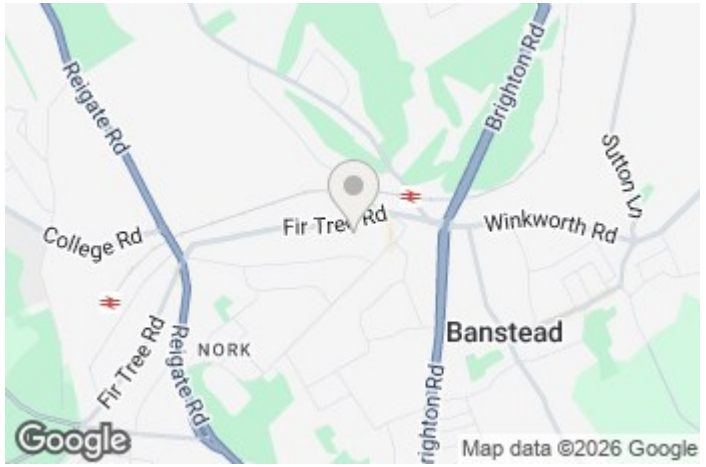
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COUNCIL TAX

Reigate & Banstead BAND E £3123.83 2025/26

SERVICE CHARGES

£370.00 which covers garden and ground maintenance of communal areas, lighting, road drains etc.



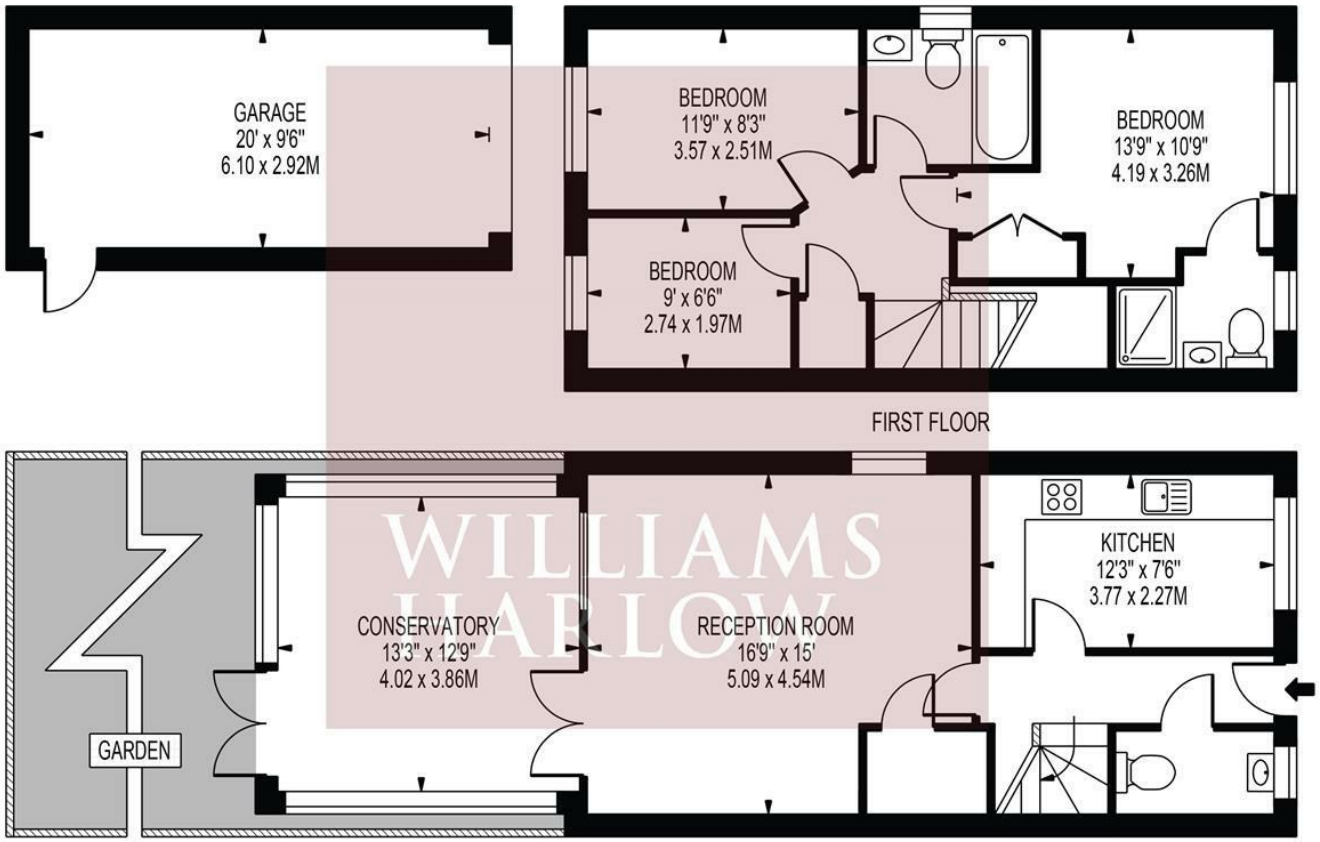
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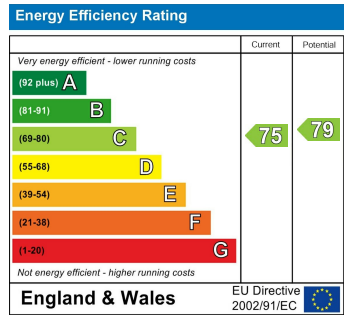
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BIRCH CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1054 SQ FT - 97.89 SQ M**
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **192 SQ FT - 17.81 SQ M**



FOR ILLUSTRATION PURPOSES ONLY



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WILLIAMS HARLOW