

Hillside, Banstead, Surrey

Asking Price £985,000 - Freehold

5 4 2

WILLIAMS HARLOW























Located in the peaceful cul-de-sac of Hillside, Banstead, this impressive detached house offers a remarkable blend of space and comfort, perfect for family living. Spanning an impressive 2,077 square feet. The property boasts five well-proportioned bedrooms and four modern bathrooms, ensuring ample accommodation for both family and staying guests.

Upon entering, you are greeted by two separate reception rooms, providing versatile spaces for relaxation and entertainment. The heart of the home is undoubtedly the spacious kitchen/diner, ideal for family meals and gatherings. The layout is designed to maximise both functionality and comfort, making it a delightful space for everyday living.

The property also features a garage and parking for up to two vehicles, a valuable asset in this sought-after area. The surrounding neighbourhood is known for its excellent local schools and nearby open spaces, perfect for recreational activities and leisurely strolls.

This home is not just a property; it is a sanctuary that offers superb deceptively spacious family accommodation in a desirable location. With its blend of modern amenities and a welcoming atmosphere, this house is an ideal choice for those seeking a harmonious family lifestyle in Banstead.

THE PROPERTY

The character frontage of this modern detached home on a pretty road of other similar aged houses. There is a generous entrance hallway with a turn staircase rising to the upper floors. Upon entering you will find the front reception room and to the rear a good sized living room with a fine outlook across the garden. There is also a downstairs WC and feature kitchen/dining room with all integral appliances with plenty of space for large dining room table. The garage has an in-built utility area to the rear. The first floor flows smoothly from a central landing to four spacious bedrooms, the principle two offer en-suite facilities plus a main bathroom. All bedrooms have in-built storage. The second floor gives access to a generous master bedroom with en-suite bathroom.

OUTDOOR SPACE

The outdoor space has been tastefully landscaped by the present owner with a south easterly aspect and extends to approximately 41 feet. Standout features include a sizeable patio to the rear, a good sized garden shed, an area of lawn and towards the end of the garden an elevated deck. To the front there is also a further area of lawn with flower/shrub borders, parking for two vehicles and access to the garage.

WHY YOU SHOULD VIEW

We are incredibly honoured to represent this house, it covers everything good about a modern home in the Nork area. The area is well served by Nork park allowing you to take evening walks without a second thought and a community where people feel invested. The local schools are excellent and Banstead Village is a short distance away. The property is located within a quiet cul-de-sac.

LOCAL AREA

Banstead Nork is superb if you haven't already visited and is unlike many other Surrey areas. The property is within easy walking distance of Nork Way local shops, restaurants etc., Banstead mainline train station services to Sutton and London plus excellent primary and secondary schools. This popular residential area has great family appeal surrounded by easy access to green open spaces, nearby towns such as Epsom and the renowned Epsom Downs Racecourse is also nearby.

LOCAL SCHOOLS

St Annes Catholic Infants and Junior School - Ages 4 - 11
St Andrews Catholic School - Ages 11 - 18
Banstead Infants and Junior School - Ages 4 - 7 and 7 -11
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
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11
The Beacon School Secondary School – Ages 11-16

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

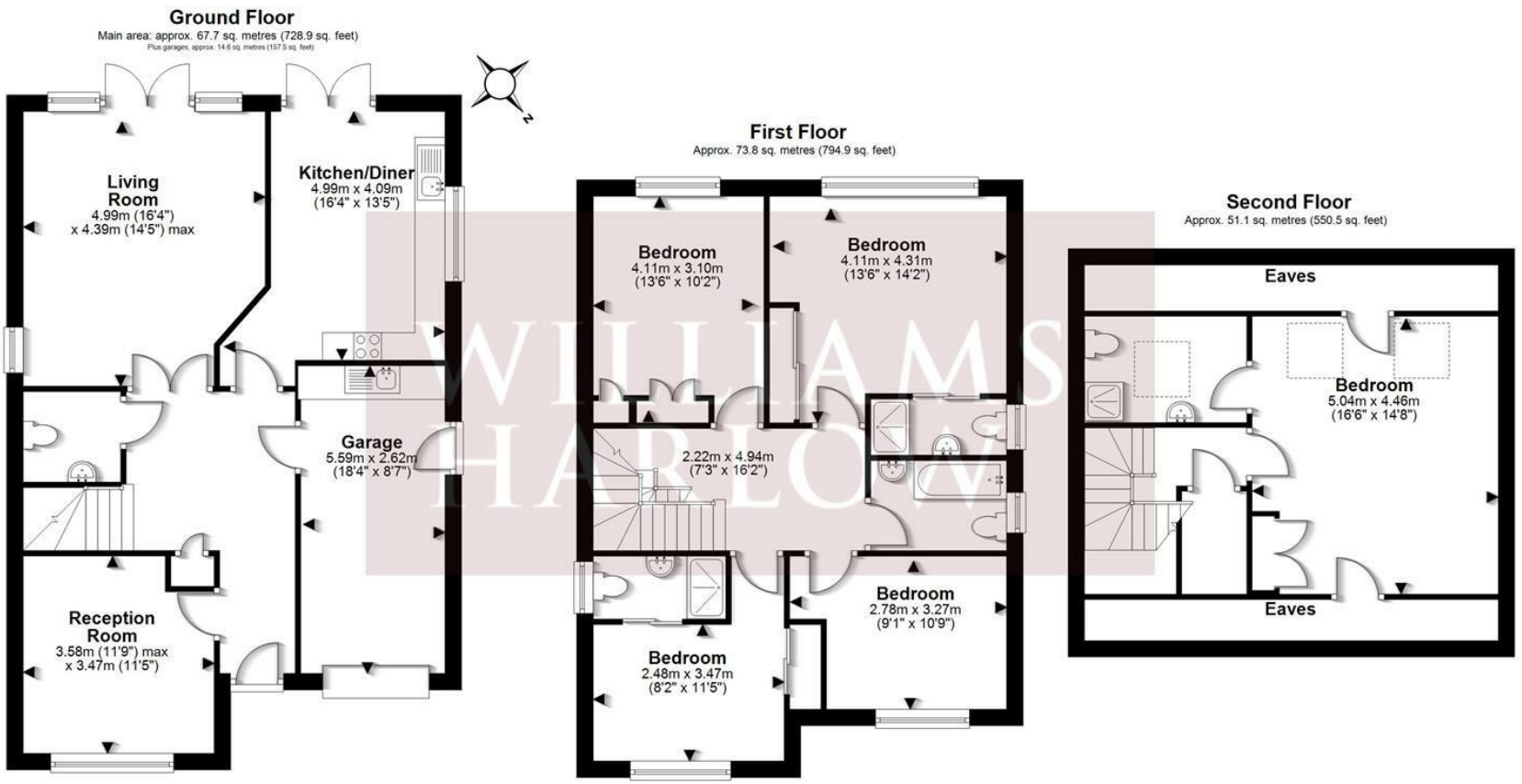
Reigate & Banstead BAND G £4,081.32

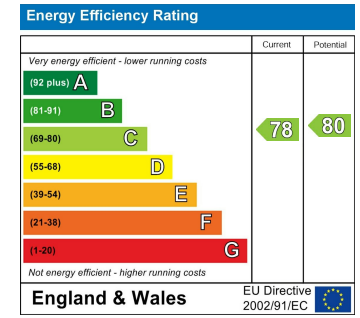


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

Banstead Office
Call: 01737 370022
31 High Street, Banstead, Surrey,
SM7 2NH

banstead@williamsharlow.co.uk
www.williamsharlow.co.uk





Main area: Approx. 192.7 sq. metres (2074.3 sq. feet)
Plus garages, approx. 14.6 sq. metres (157.5 sq. feet)