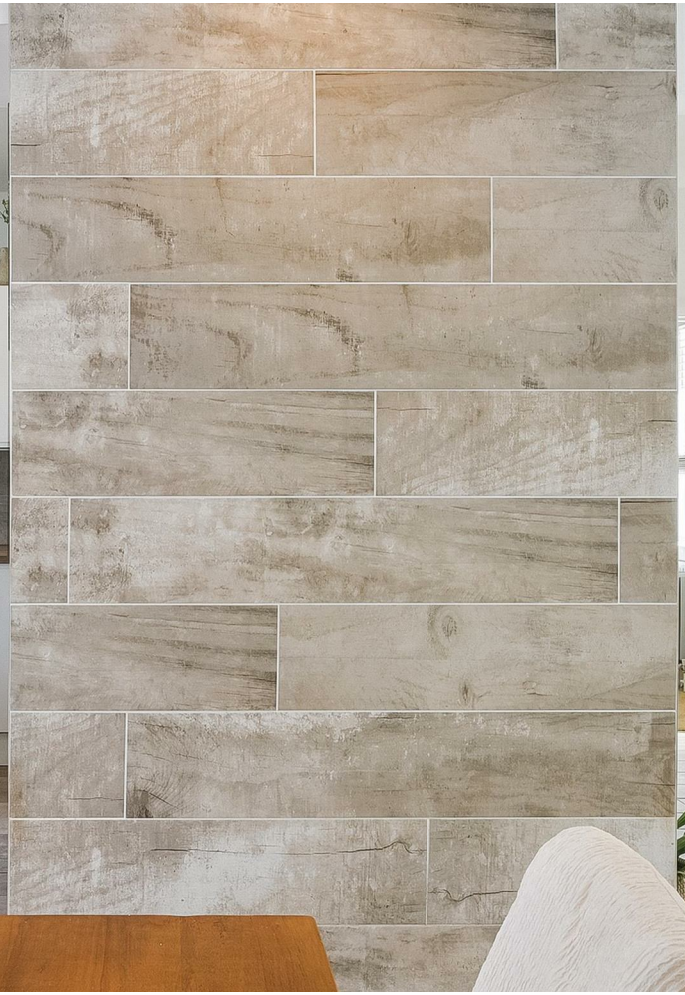
Buckles Way, Banstead,

£925,000 - Freehold

3 1 2

WILLIAMS HARLOW

THE TIME YOU
ENJOY
WASTING
IS NOT
WASTED
TIME



A MEAL
WITHOUT
WINE
IS CALLED
BREAKFAST

PABLO PICASSO

Buckles Way in Banstead is the location for this charming detached house offering comfort and potential. Spanning an impressive 1,344 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and family time. With three well-proportioned bedrooms, it provides ample space for a growing family or those seeking a peaceful retreat, or even extend.

One of the standout features of this home is the stunning 225 ft rear garden, a true oasis that invites outdoor living and relaxation. The garden offers a wonderful space for children to play, gardening enthusiasts to flourish, or simply for enjoying the tranquillity of nature. Additionally, the property benefits from plentiful parking, accommodating up to four vehicles, along with a garage.

Situated in one of Banstead's most sought-after residential roads, this home is within easy reach of local shops, the picturesque Nork Park, and excellent primary and secondary schools, making it an ideal location. Furthermore, there is significant potential to extend the property, subject to planning permission, allowing you to tailor the home to your specific needs.

This delightful house presents a rare opportunity to secure a family home in a prime location, combining spacious living with the potential for future enhancement. Don't miss the chance to make this property your own and its ready to view now.

THE PROPERTY

The property was originally built by Downs Estates in the mid 1930s. This typical three bedroom detached house occupies an elevated position with fine views to the London basin to the rear. The property has been adapted by the current owners to provide an open plan feel from the layout and benefits from a refitted kitchen and a generous entrance hallway. The first floor flows well with three double bedrooms, the rear bedrooms with far reaching views plus a family bathroom. The layout, practicality and flexibility is ideal for families and long standing guests.

OUTSIDE AREA

The outside space is a rich bonus in this area offering a significant 225ft garden length. The garden has been terraced over various years and affords a patio to the rear with the remainder laid to large areas of level lawn with a centrally positioned patio. The garden enjoys a great deal of privacy and is ideal for relaxation and entertainment. There is also power connection to the bottom of the garden.

KEY FEATURES

Premier road location.
Parking for four vehicles.
Garage
Two reception rooms.
Three double bedrooms.
Rear garden extending to 225 ft.

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 and excellent primary and secondary schools alongside Nork park which is ideal for recreation. 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

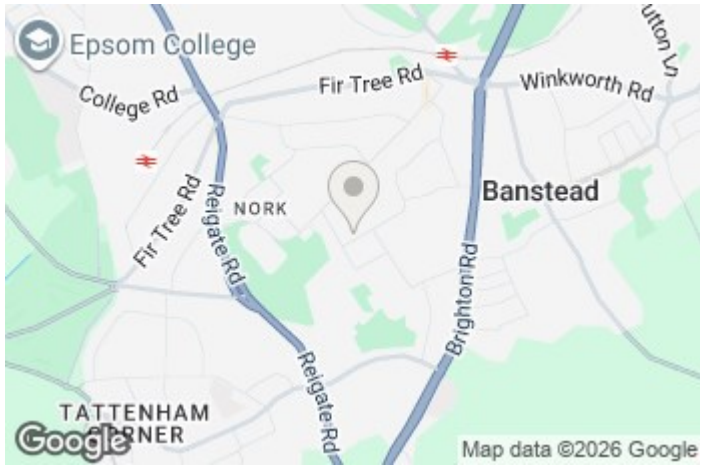
From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

Reigate & Banstead BAND G £4,259.77 2026/27

APPROVED PLANNING P/00/52572/F

Attached to the listing under the floorplan section of this listing. The plans related to 2001 and have now expired



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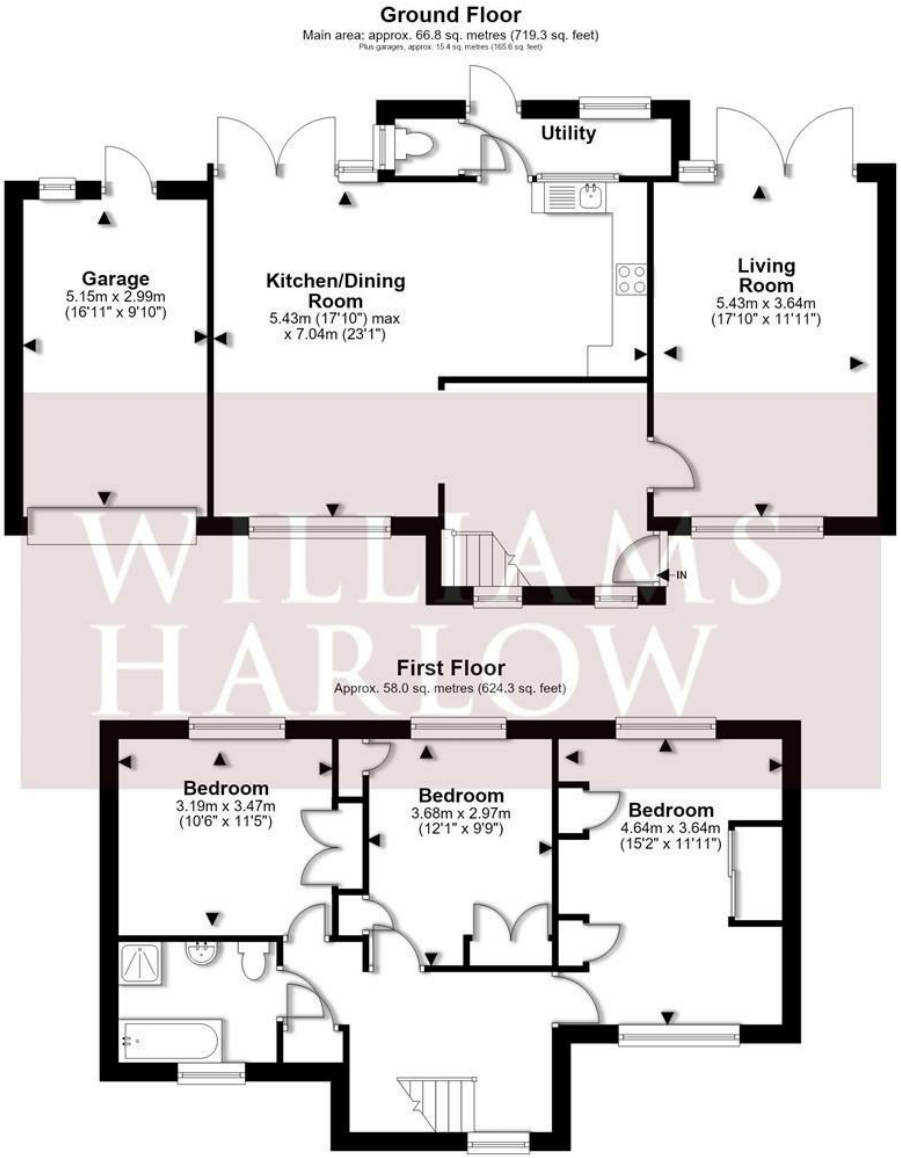
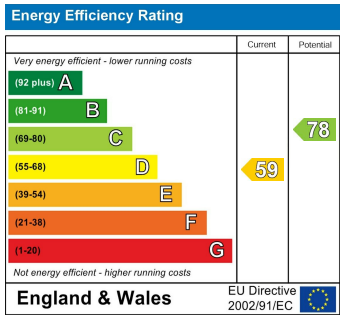


Main area: Approx. 124.8 sq. metres (1343.6 sq. feet)
Plus garages, approx. 15.4 sq. metres (165.6 sq. feet)



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