

Merrymeet, Banstead,

£440,000 - Freehold

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WILLIAMS HARLOW






Home is where MY BOYS are

















This delightful two bedroom terraced house offers a perfect blend of modern living and convenience. Built in 2017, the property boasts a contemporary design and is presented in excellent decorative order throughout, making it an ideal choice for those seeking a move-in ready home.

The house features a welcoming reception room that provides a comfortable space for relaxation and entertaining. With two well-proportioned bedrooms, it is perfect for small families, couples, or individuals looking for extra space. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

One of the standout features of this property is its impressive B rating on the Energy Performance Certificate (EPC), highlighting its energy efficiency and potential for lower utility bills. Additionally, the house benefits from allocated parking at the rear, providing convenience for residents and visitors alike.

Within a very short walk to reputable local schools and the amenities of Woodmansterne Village, this home offers easy access to essential services, shops, and recreational facilities. The surrounding area is known for its friendly community atmosphere, making it an appealing location for families and professionals.

In summary, this modern terraced house in Merrymeet presents an excellent opportunity for those looking to settle in a vibrant and well-connected neighbourhood. With its appealing features and prime location, it is sure to attract interest from a variety of buyers.

THE PROPERTY

A rare example to acquire a modern home within walking distance of the popular Woodmansterne Village with local shops, local pub and surrounded by miles of open countryside. The property is relatively modern and built in 2017. The accommodation comprises of a good sized entrance hall with a downstairs WC, lounge to front and kitchen/dining room to the rear. The first floor is served by two good sized bedrooms and a bathroom, all of which is in excellent decorative order throughout. The property will appeal to young families and first time buyers alike.

OUTSIDE AREA

The property is given over to a well maintained front garden where there is access to the front door and there is a good sized rear garden. Beyond the rear gate is the parking area where there is one allocated parking space.

LOCAL AREA

The local area is very popular with families and is a very short walk away from Woodmansterne Village with a local range of shops and a village local pub serving good food alongside popular excellent local schools. Local transport links to nearby Banstead Village which offers a wider range of local independent shops and supermarket. There is access to miles of open countryside literally on your doorstep plus the local cricket, football and rugby clubs. The area is a relaxed and peaceful neighbourhood which allows you to take evening walks without a second thought and a community where people feel invested.

LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11
Chipstead Valley Primary School – Ages 2-11
The Beacon School Secondary School – Ages 11-16
Woodcote High School - Ages 11-18
Oaks Park Ages 11- 18

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
405 Coulsdon South to West Croydon

LOCAL TRAINS

Chipstead or Woodmansterne – London Bridge – Approx. 42 minutes
Coulsdon South to London Victoria – 30 minutes
Coulsdon South to Horsham – 45 minutes

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 D 2,555.86 2026/27



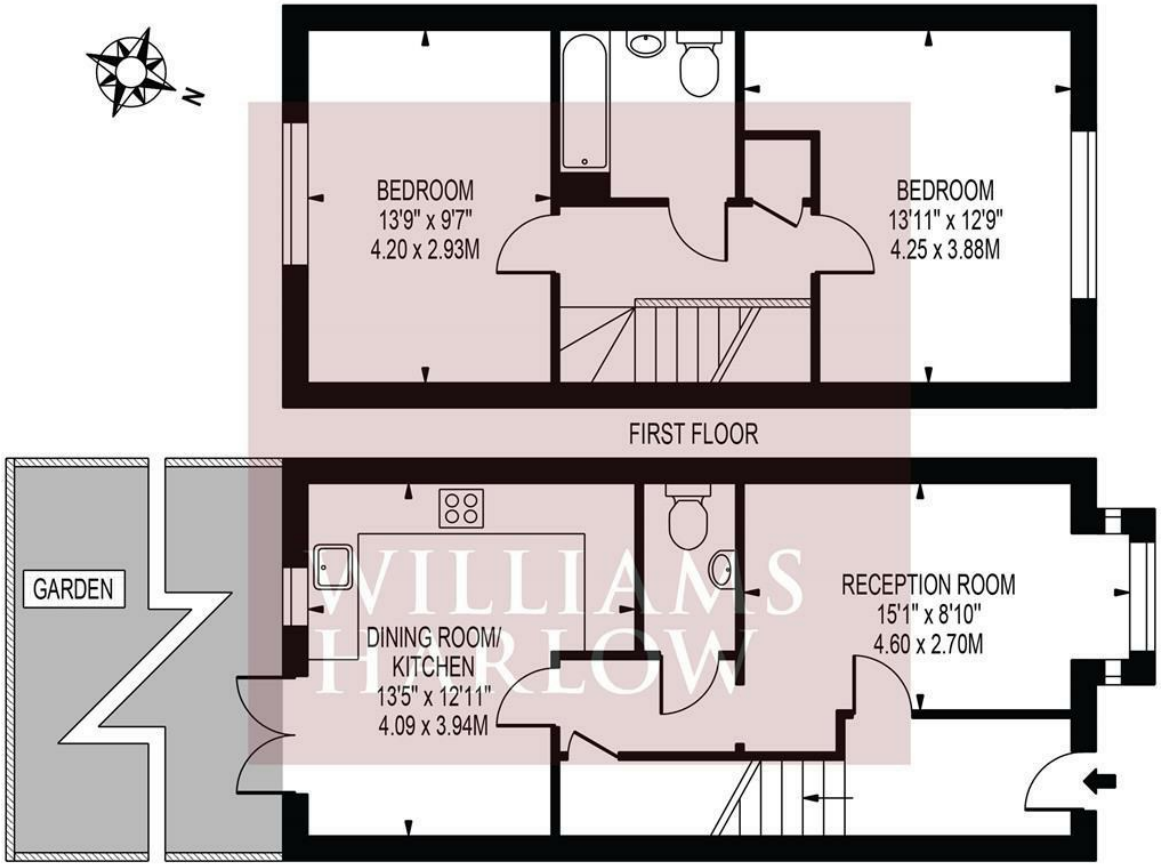
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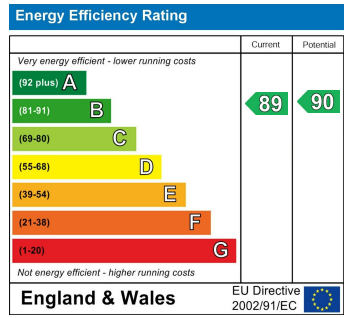
MEERYMEET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 834 SQ FT - 77.49 SQ M



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