



Monks Road, Banstead,
Asking Price £950,000 - Freehold

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**WILLIAMS
HARLOW**











Located on Monks Road in Banstead, this charming house presents an excellent opportunity for families and individuals alike to secure a chain free property boasting four spacious bedrooms, this property offers ample room for relaxation and personalisation. The home features two large reception rooms.

One of the standout features of this residence is the mature 130 feet south-facing garden, which provides a delightful outdoor space to unwind and enjoy the sunshine. The garden not only enhances the property's appeal but also offers excellent potential for further enhancements.

Conveniently located within easy reach of Banstead High Street, residents will appreciate the proximity to a variety of shops, cafes, and local amenities. The property is situated on a quiet, tree-lined road, ensuring a peaceful living environment while still being close to the vibrant community.

With no onward chain, this home is ready for you to move in and make it your own. The attached garage with internal access adds to the practicality of the property, providing additional storage or parking options. Furthermore, the house retains a wealth of original features, adding character and charm to the living space.

In summary, this delightful house on Monks Road is a rare find, combining spacious living areas, a beautiful garden, and a prime location. It is an ideal choice for those seeking a comfortable and inviting home in the heart of Banstead.

THE PROPERTY

This handsome character detached home offers a wealth of character features and generous accommodation throughout with an great opportunity to extend (STPP) to enhance this beautiful home even further and truly make it your own. The property boasts a large sitting room featuring a bay window to the front, generous dining room to the rear overlooking the south facing rear garden, kitchen/breakfast room again enjoying views over the pretty rear garden, a useful downstairs WC plus access to the integral garage. To the first floor there are four generous bedrooms plus the family bathroom.

OUTSIDE

The property sits in a popular residential tree-lined road very close to all the amenities Banstead has to offer. To the front the driveway provides plenty of off street parking, an attached garage and an area of lawn with flower/shrub borders. The pretty rear garden offers a patio area, great for entertaining or relaxing, with the remainder of the garden mainly laid to lawn with flower/shrub borders and benefits from a southerly aspect.

LOCAL AREA

Banstead Village is a convenient short walk away and offers a thriving High Street with plentiful independent shops, coffee shops, restaurants and supermarkets as well as public transport. The excellent local schools, parks and open countryside are also very nearby, which adds to its charm. The area is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought and a community where you feel fully invested.

LOCAL SCHOOLS

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

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

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

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 £3,691.80 2026/27



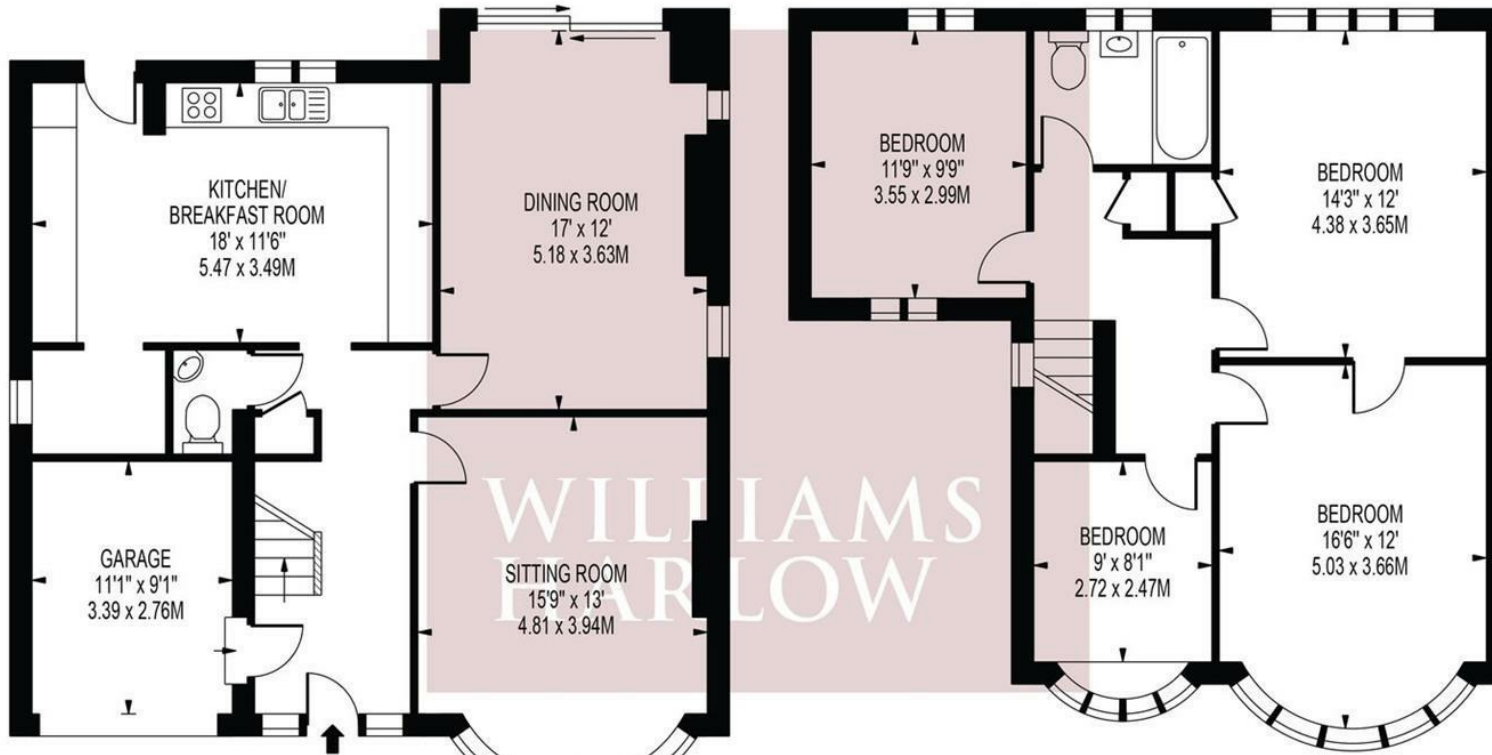
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

MONKS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1574 SQ FT - 146.32 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 101 SQ FT - 9.36 SQ M



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

