



Bywood Close, Banstead, Surrey  
Guide Price £950,000 - Freehold



**WILLIAMS  
HARLOW**











Located in the exclusive cul-de-sac of Bywood Close, Banstead, this deceptively spacious detached house with 2,532 square feet offers a remarkable opportunity for family living. With accommodation thoughtfully arranged over three floors, this modern home boasts five / six well-proportioned bedrooms, making it ideal for larger families or those who frequently host long-staying guests.

Upon entering, you will be greeted by an inviting reception rooms, perfect for both relaxation and entertaining. The layout of the property has been designed with versatility in mind, allowing for a seamless flow between spaces. The high attention to detail in the furnishings enhances the overall aesthetic, creating a warm and welcoming atmosphere throughout.

The property features a master suite with dressing room and ensuite bathroom plus an additional bathroom, ensuring convenience for all residents. The southerly aspect rear garden provides a delightful outdoor space, perfect for enjoying sunny days and family gatherings. Additionally, the ample parking facilities, including space for five vehicles and an integral garage, cater to the needs of a busy household.

This home is not only a sanctuary for family life but also a practical choice for those seeking a blend of comfort and functionality. With its prime location in a peaceful cul-de-sac, it offers a perfect retreat while remaining conveniently close to local amenities. This property truly represents a unique opportunity to secure a spacious and adaptable family home in the desirable area of Banstead.

## THE PROPERTY

With its wide frontage the property provides impressive kerb appeal accessed via a central front door to a joyous recessed entrance leads to an superb entrance hall with a staircase with an attractive balustrade rising to the first floor. The accommodation flows perfectly with an grand lounge to the front and feature kitchen/dining room to the rear which has meticulously re-fitted and maintained by the present owner with all integral appliances. Off this there is a utility room. Arranged over the upper two floors are six bedrooms, bathroom and en-suite to the master bedroom.

## OUTDOOR SPACE

The property certainly doesn't disappoint. It offers ideal multiple parking to the front for upto four vehicles the all important integral garage which is used by the present owners as gym and studio. To the rear the property has a manageable rear garden which affords a high degree of privacy which has been meticulously maintained with ease of maintenance in mind.

## LOCAL AREA

The property is within walking distance of Banstead Village which offers an array of local shops, restaurants, cafes and all local amenities, alternatively Asda superstore and Tattenham parade of shops are both nearby. There are excellent connections to the A217 road network which connects to the M25, M23 and A3, as well excellent local schools both at primary and secondary level. The area is is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought with miles of open countryside on your doorstep alongside Nork park.

## WHY YOU SHOULD VIEW

Appealing to the mass market, this house blends to short walk to shops, open spaces, trains and buses with Banstead being nearby alongside for those families seeking schools both in the private and public sector are all within easy reach.

## KEY FEATURES

Six bedrooms - Two bathrooms - Spacious lounge - Open plan kitchen/dining room - Conservatory - Parking for 4 vehicles - Integral garage - En-Suite to the master bedroom - Family bathroom - Attractive sunny rear garden

## VENDOR THOUGHTS

We have lived here for the last seven years and we have spent much of that time maintaining and improving the house to our own requirements. The property has been perfect for family, friends and long staying guests with its adaptable large accommodation and holds lots of fun and happy memories for all of our family. We have always enjoyed the peaceful location and its easy access to local schools and amenities.

## 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

Tattenham Corner to London Bridge 1 hour  
Banstead Train Station – London Victoria 1 hour  
Sutton – London Victoria 33 minutes  
Sutton to London Bridge 39 minutes  
Ewell West Station – Waterloo 33 minutes

## LOCAL BUSES

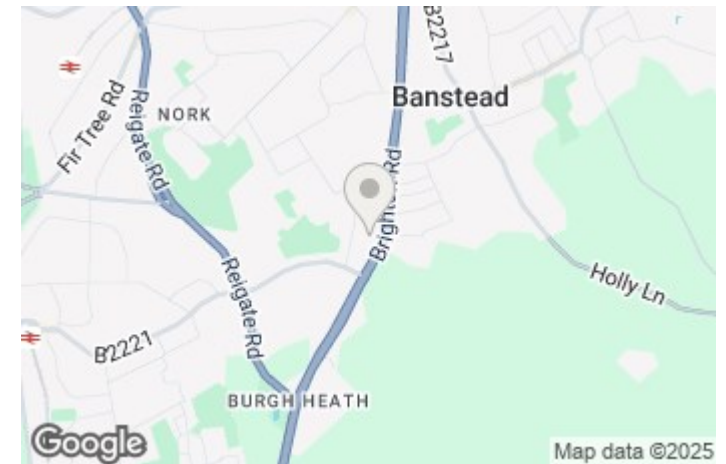
S1 Banstead to Lavender Field (Mitcham) via Sutton  
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station  
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, 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 F £3,537.14 2025/26



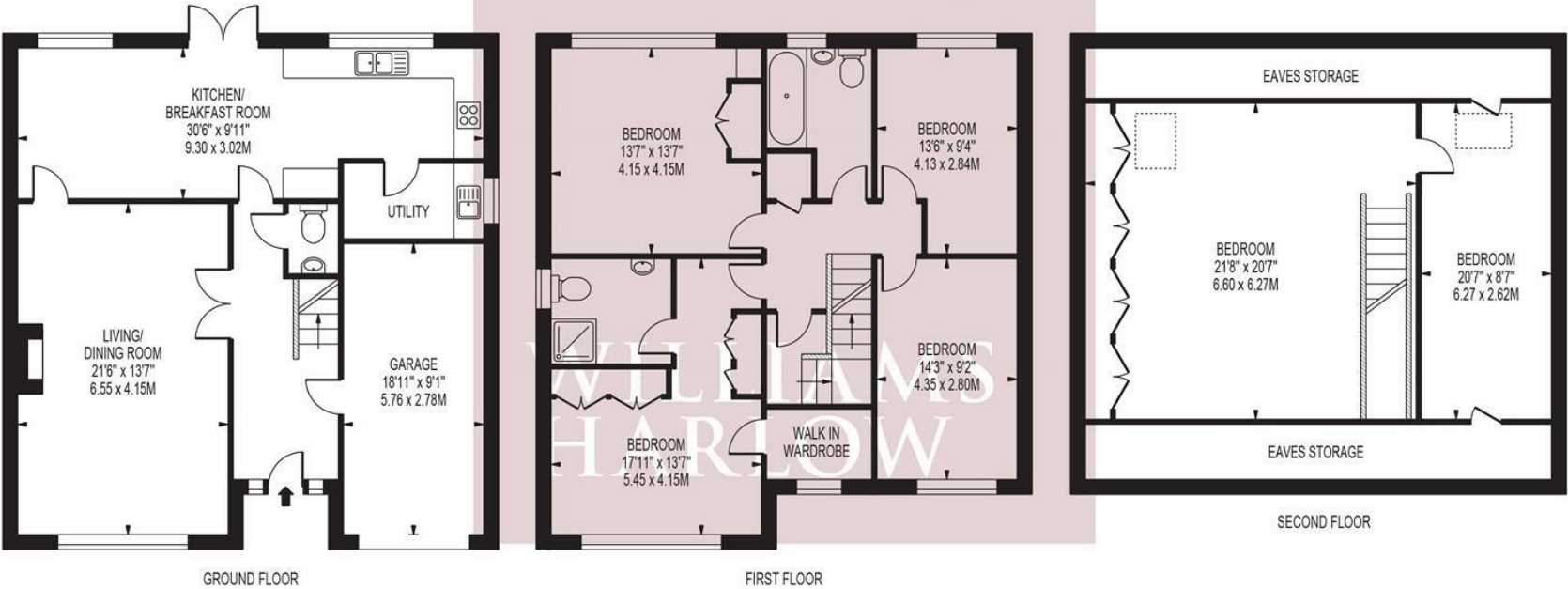
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

## BYWOOD CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2532 SQ FT - 235.23 SQ M  
(INCLUDING EAVES STORAGE & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE : 210 SQ FT - 19.51 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARAGE : 172 SQ FT - 16.01 SQ M



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                                 |         | 83                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 78      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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