

North Acre, Banstead, Surrey

£799,950 - Freehold

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WILLIAMS HARLOW























CHAIN FREE Located in the charming North Acre cul-de-sac of Banstead, this delightful detached house presents an exceptional opportunity for families seeking a spacious and inviting home. With a large lounge/dining room, this property is perfect for both entertaining guests and enjoying quiet family evenings.

The house boasts four generously sized bedrooms, providing ample space for relaxation and privacy. The additional study offers versatile potential, making it an ideal space for a home office or even an annex for guests.

Convenience is key, as this residence is situated just a stone's throw from the vibrant Banstead Village, where you can enjoy a variety of shops, cafes, and local amenities. The property also features off-street parking for three vehicles, complemented by a double-length garage, ensuring that parking is never a concern.

The attractive gardens surrounding the home provide a serene outdoor space, perfect for enjoying the fresh air or hosting summer gatherings. With its superb location and ample living space, this property is a wonderful choice for those looking to settle in a friendly community while enjoying the comforts of a well-designed family home.

THE PROPERTY

This property is in a highly sought after residential location offering quiet convenience and a short stroll from Banstead Village. The property has attractive elevations and has been well cared for by the present owners offering a large re-fitted kitchen/breakfast room to the front and a superb living/dining room to the rear overlooking the rear garden. The owners have created a large study room to the side currently used as an office; however, this could be used for a multitude of purposes including bedroom accommodation or indeed conversion to an annex as it already has independent access. The first floor flows well off a large central landing with four good sized bedrooms and a bathroom. Everything is in very good decorative order.

OUTDOOR SPACE

The outdoor space will certainly not disappoint as there is an attractive front garden and the all important off street parking for three vehicles. Here you can access the front door and porch, great for coats and boots, and also, from the hall, the attached double length garage to the side. The rear garden is attractive and offers a good degree of privacy. Don't miss out on the opportunity to make this wonderful home your own.

FROM THE SELLER

We moved to North Acre 16 years ago to be in the catchment area for the local schools, which are excellent. North Acre is a lovely quiet road with a good community atmosphere and friendly neighbours who all look out for each other. During our time here, we have improved the house by extending the kitchen and adding an office to the side. We have loved living in North Acre but are relocating to Scotland.

LOCAL AREA

The property is within easy walking distance of Banstead Village which offers an array of local shops, restaurants, cafes and all local amenities. 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 relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought with miles of open countryside.

LOCAL SCHOOLS

St Anne's Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
Banstead Preparatory School – Aged 2-11
The Beacon School Secondary School – Ages 11-16
Aberdour School – Ages 2-11

LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton - London Bridge 39 minutes
Sutton - St Pancras International 47 minutes
Sutton - Blackfriars 38 minutes
Sutton - Wimbledon 17 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

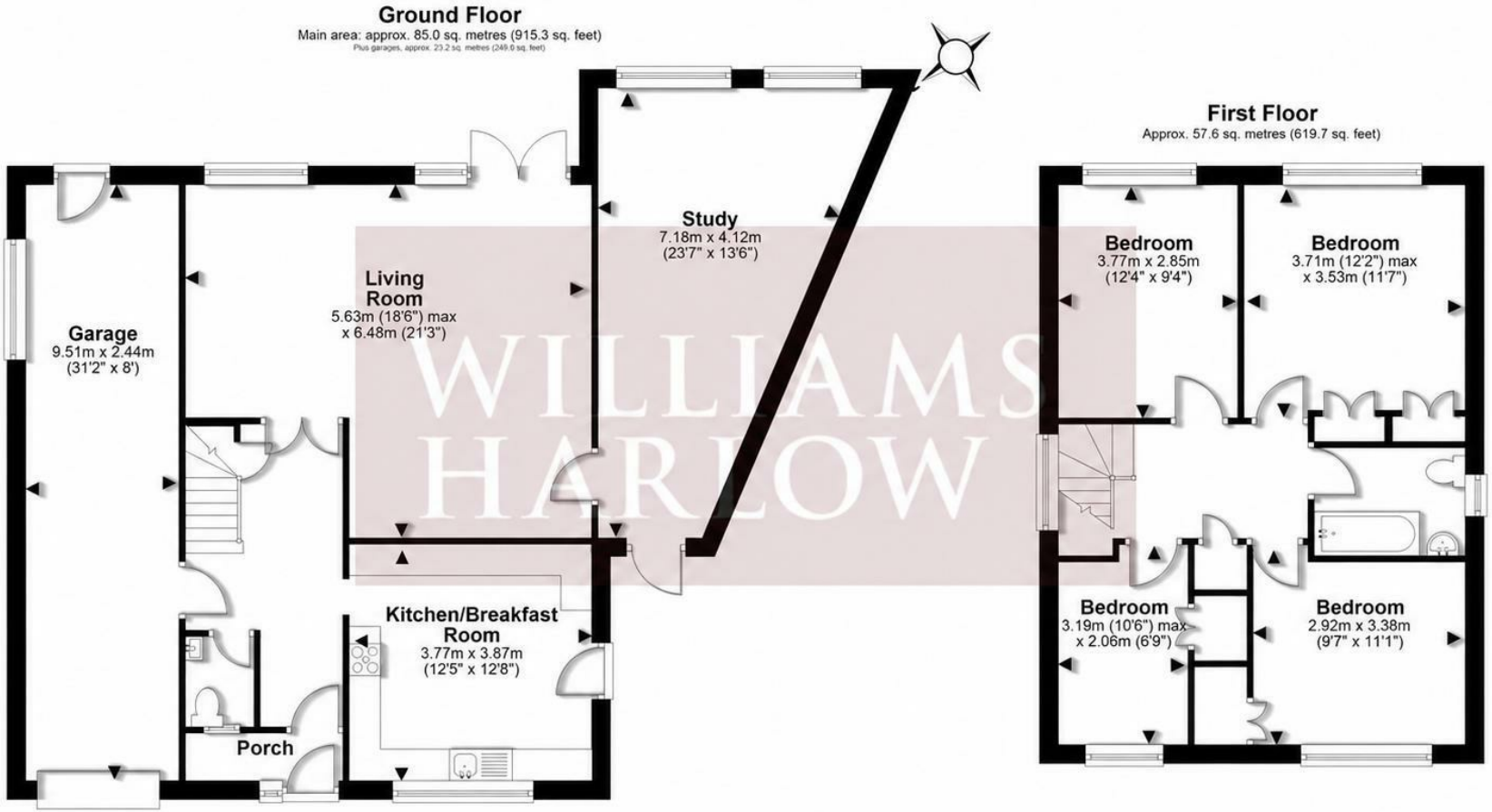
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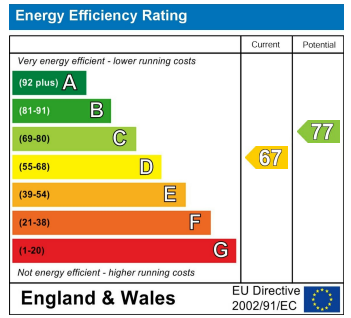


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Main area: Approx. 142.6 sq. metres (1535.0 sq. feet)
Plus garages, approx. 23.2 sq. metres (249.6 sq. feet)