



Hawthorn Close, Banstead, Surrey  
Asking Price £900,000 - Freehold

**WILLIAMS  
HARLOW**

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A CHAIN FREE PROPERTY located in Hawthorn Close Banstead, this delightful house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The layout features three well-appointed reception rooms, providing ample space for relaxation and entertaining guests.

The house boasts three modern bathrooms, including two en-suite shower rooms, ensuring privacy and convenience for the occupants. The double garage adds to the practicality of the home, offering secure parking and additional storage options.

One of the standout features of this property is its prime location. Residents will appreciate being within walking distance to local shops and the train station, making daily errands and commuting a breeze.

This home on Fir Tree Road is not just a place to live; it is a lifestyle choice that combines spacious living with easy access to essential amenities. Whether you are looking to settle down or invest, this property presents an excellent opportunity in a sought-after area.

## THE PROPERTY

A modern four bedroom detached house located in a cul-de-sac. The accommodation comprises of three reception areas, dining room, living room and study. There is also a modern bright kitchen/breakfast room, utility, downstairs WC and access to the garage via the utility room. To the first floor there are four bedrooms two of which have en-suites and a family bathroom.

## OUTDOOR AREA

The front of the property provides ample off street parking, access to the double garage and access to the rear garden. The rear garden is well maintained and offers a good degree of privacy.

## THE LOCAL AREA

The property is located in the Nork area of Banstead just off of

Fir Tree Road within easy walking distance to the local shops, restaurants and amenities at Nork, Banstead mainline train station and bus stops plus excellent local schools. Banstead Village High Street is approximately half a mile away with a range of shops, restaurants, supermarkets and the area is surrounded and well served by vast green open spaces.

## WHY YOU SHOULD VIEW

The property is offered to the market chain free. The property is in good condition and offers versatile living accommodation for families or also for the needs of downsizers looking to be within an easy walking distance of local amenities and public transport.

## KEY FEATURES

Three reception rooms - Four bedrooms - Three bathrooms - Kitchen/breakfast room - Utility - Double garage - Easy walk to amenities and public transport

## 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  
Tattenham Corner Station – London Bridge, 1 hour 9 min  
Sutton – London Victoria 33 minutes  
Sutton to London Bridge 39 minutes

## LOCAL SCHOOLS

Warren Mead Junior School – Ages 7-11  
Warren Mead Infant School – Ages 2-7  
St Annes Catholic Primary School – Ages 4-11  
Banstead Infant School – Ages 4-7

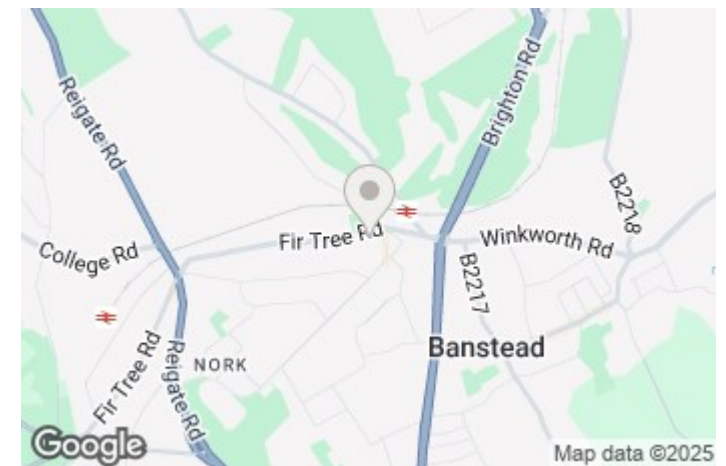
Banstead Community Junior School – Ages 7-11  
The Beacon School Secondary School – Ages 11-16  
Banstead Preparatory School – Aged 2-11  
Aberdour School – Ages 2-11

## WHY WILLIAMS HARLOW

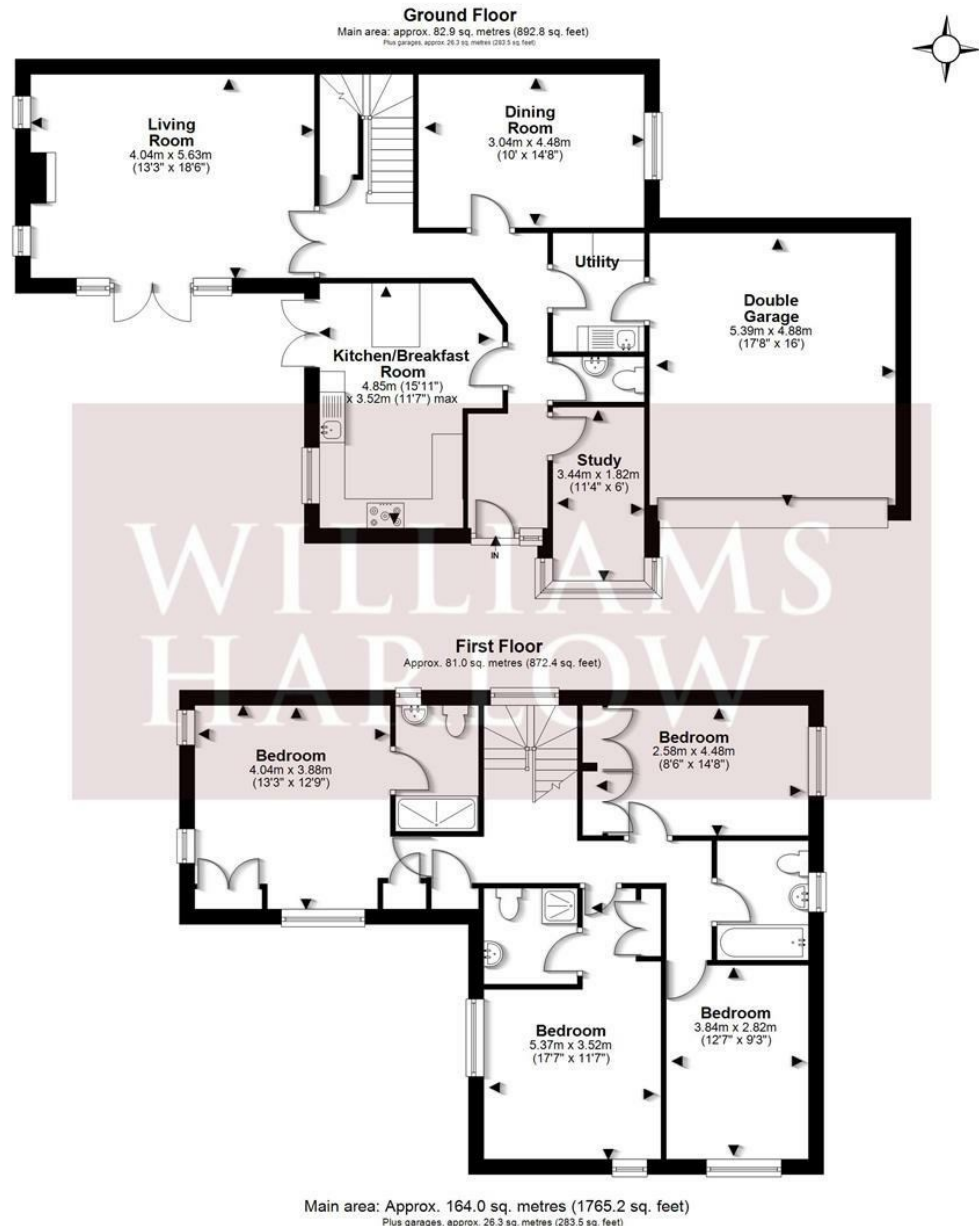
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## COUNCIL TAX

Reigate & Banstead BAND G £4,081.32 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

