

Warren Road, Banstead,

£1,000,000 - Freehold

4 2 3

WILLIAMS HARLOW























No CHAIN Located at the desirable eastern end of Warren Road, Banstead, this substantial detached house boasts an impressive façade and offers a perfect blend of comfort and potential. With two spacious reception rooms, this home is ideal for both entertaining guests and enjoying family time. The property features four well-proportioned bedrooms, providing ample space for a growing family or those who appreciate extra room for guests.

The two bathrooms ensure convenience for all, while the plentiful parking, accommodating up to two vehicles, along with a garage, adds to the practicality of this lovely home. The south-westerly aspect of the rear garden, extending an impressive 120 feet, offers a delightful outdoor space for relaxation and recreation, perfect for enjoying sunny afternoons.

This property is ideally situated for easy access to Banstead station, making commuting a breeze. Local shops and medical facilities are just a stone's throw away, ensuring that all your daily needs are met with ease. Families will appreciate the proximity to excellent local schools, as well as the beautiful open space at Nork Park, which is perfect for leisurely walks and outdoor activities.

Additionally, there is potential to extend into the second floor, thanks to the expansive loft void, allowing you to tailor the home to your specific needs and desires. This is a rare opportunity to acquire a charming family home in a prime residential area, offering both comfort and the potential for future enhancement. Don't miss the chance to make this delightful property your own and is ready to view now.

THE PROPERTY

This property has been meticulously maintained by the present owner with a high attention to detail throughout. The property flows well over two floors with a ground floor providing a large generous sitting room, open plan kitchen/family room to the rear and also an excellent standard of kitchen. There is a spacious entrance hall with WC with a turn staircase to the first floor where there are four good sized bedrooms. The master is served by an en-suite plus there is a main family bathroom. Although not completed by the seller the property has a large attic void with two velux windows plus another large window facing the garden which would be ripe for conversion subject to building regulation approval to provide additional bedroom accommodation and bathroom. There is also a ground floor study ideal for the home worker and a utility room. There is hardwood oak flooring throughout the house.

OUTSIDE AREA

The property enjoys a position towards the eastern end of Warren Road. The gardens here are much larger than many neighbouring properties, in this instance extending to 120ft of a south easterly aspect. The rear garden is well planted, affords a good sense of privacy and is ideal for entertaining and relaxation. To the front there is parking and the all important garage to the side.

FROM THE SELLER

We first viewed the house in the summer of 2004 and fell in love with it straight away. We were immediately drawn to the layout, the spacious, bright rooms, the huge loft space and, of course, the large garden.
We also loved its location, with the shops, station and other amenities all within easy reach.

Over the years, we have constantly carried out improvements to the house, always trying to make it more comfortable, practical and enjoyable while retaining the character and features that made us love it in the first place.

We have enjoyed so many happy memories here, particularly watching our children grow up and have lots of fun playing in the garden. Our only regret is that we never got the chance to make use of the fantastic loft space, which has the potential to become a large playroom or even a wonderful master bedroom with an en-suite bathroom.

The house has truly been a much-loved family home for over 20 years, and we hope the next owners will enjoy it and make their own special memories here as much as we have.

THE LOCAL AREA

Banstead Nork is a superb area if you haven't already visited. It offers a local range of shopping facilities at Nork Way and excellent primary and secondary schools alongside Nork park which is ideal for recreation. Banstead mainline train station is also reached within a short walk offering services to Sutton and London. This popular residential area has great appeal, surrounded by easy access to green open spaces, a peaceful neighbourhood which will allow you to enjoy evening walks without a second thought and a community where people feel invested.

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

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

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

ENHANCEMENT & STAGING DISCLAIMER

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WHY WILLIAMS HARLOW

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COUNCIL TAX

Reigate & Banstead BAND G £4,259.77 2026/27



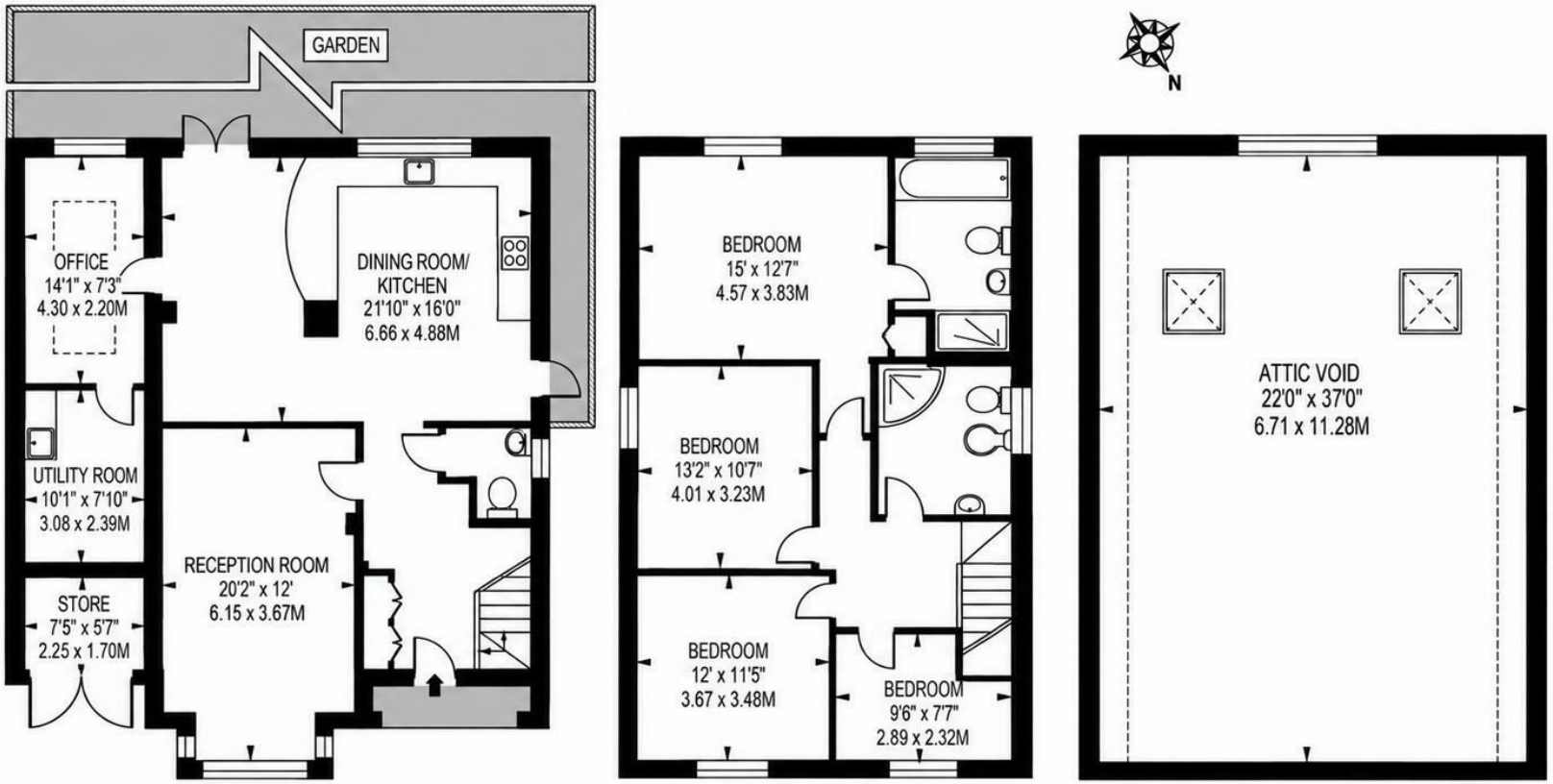
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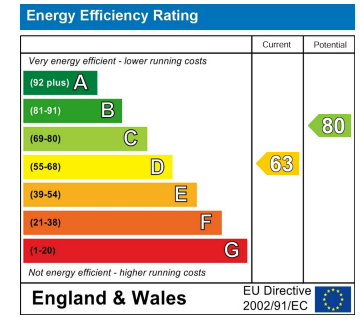
WARREN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1776 SQ FT - 164.96 SQ M
(EXCLUDING STORE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 41 SQ FT - 3.83 SQ M
ATTIC VOID IS NOT INCLUDED IN THESE MEASUREMENTS



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