



Beacon Way, Banstead,  
Offers Over £1,100,000 - Freehold

-  4
-  2
-  2

**WILLIAMS  
HARLOW**











This characterful four-bedroom detached house offers a delightful blend of space and comfort. With two inviting reception rooms, this home is perfect for both relaxation and entertaining. The well-proportioned bedrooms provide ample space for family living, while the two bathrooms ensure convenience for all.

One of the standout features of this property is the expansive rear garden, which extends an impressive 175 feet, set within a generous plot size of 0.28 acres. This outdoor space is ideal for gardening enthusiasts, children at play, or simply enjoying the tranquillity of nature.

The house itself exudes character, making it a unique find in the market. Its location in Banstead offers a peaceful suburban lifestyle while still being within easy reach of local amenities, schools, and transport links. This property is not just a house; it is a home where memories can be made and cherished for years to come.

If you are seeking a spacious family home with a beautiful garden in a desirable location, this property on Beacon Way is certainly worth considering.

## THE PROPERTY

A spacious and characterful detached house dating from the 1930's in a highly regarded sought after location in Beacon Way, Banstead. A road which is sought after by many and where many of the residents have lived for generations, located within easy range of highly regarded state and private schools. The property has been sympathetically extended to the ground and first floor creating an office space, a large kitchen and larger bedrooms upstairs. A characterful entrance hall leads to both a throughout lounge/ office room & dining room to the front. A generous kitchen to the rear which too provides further potential to extend STP. To the first floor there are four well proportioned bedrooms and bathroom.

## OUTDOOR SPACE

53.34m x 15.24m (175 x 50)

All is incorporated within 0.28 acres and a gardeners dream of a 175ft rear garden. Outside to the front there is plentiful parking for up to four vehicles plus garage.

## LOCAL AREA

Banstead Nork is superb if you haven't already visited and is unlike many other Surrey towns. 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)

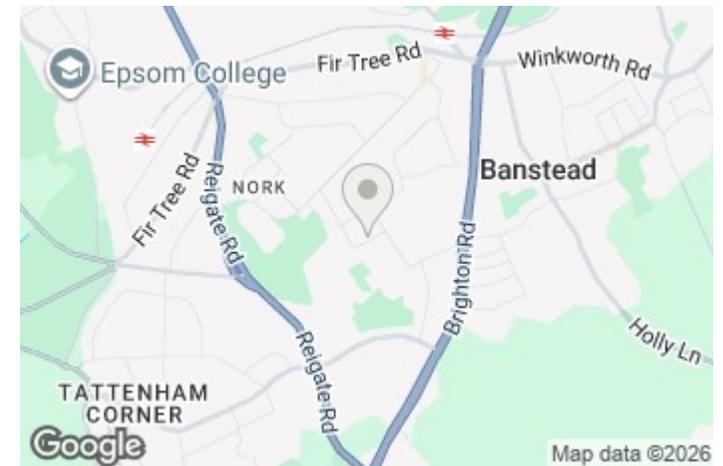
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## WHY WILLIAMS HARLOW

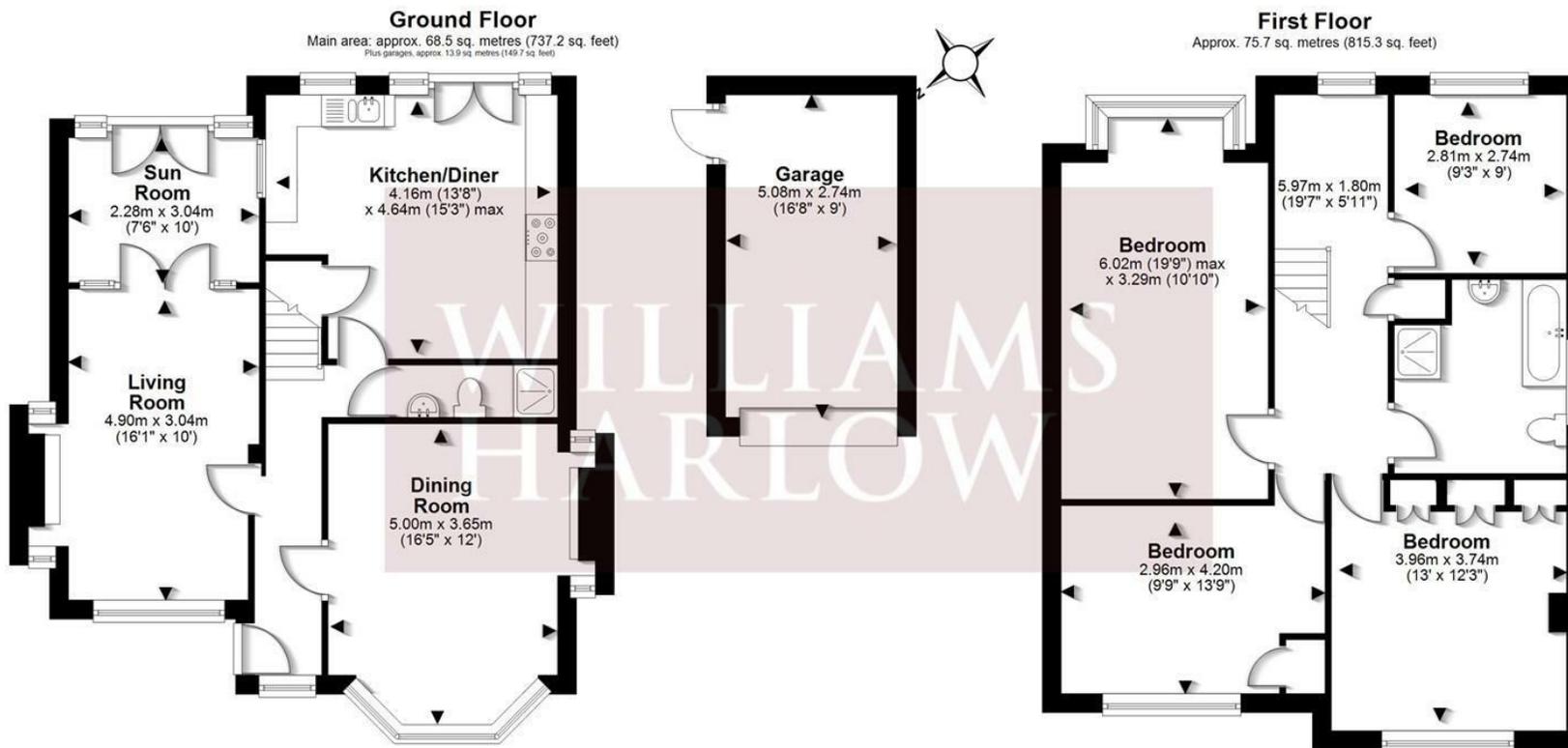
From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## COUNCIL TAX

BAND F - £3,537.14 2025/26



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Main area: Approx. 144.2 sq. metres (1552.5 sq. feet)  
Plus garages, approx. 13.9 sq. metres (149.7 sq. feet)

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 77                      |
| (55-68) D                                   | 57      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

