Beacon Way, Banstead, Surrey

Offers In Excess Of £1,250,000 - Freehold

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WILLIAMS HARLOW

live simply

Nestled in the desirable area of Beacon Way, Banstead, this stunning detached house offers an exceptional living experience. With five generously sized bedrooms, this property is perfect for families seeking both space and comfort. The home boasts three well-appointed reception rooms, providing ample areas for relaxation, entertainment, and family gatherings.

The property has been completely refurbished to an ultra-high standard throughout, ensuring that every detail has been thoughtfully considered. The modern finishes and stylish design create a welcoming atmosphere that is both elegant and functional. Each of the three bathrooms is designed with contemporary fixtures, providing convenience and luxury for all residents.

One of the standout features of this home is the large south-west facing garden, which offers a perfect outdoor retreat for enjoying sunny afternoons and hosting summer barbecues. The expansive garden space is ideal for children to play or for gardening enthusiasts to cultivate their green thumb.

Additionally, the property provides parking for up to six vehicles, a rare find that adds to the convenience of this remarkable home. Whether you are looking for a family residence or a place to entertain, this property on Beacon Way is sure to impress. With its prime location and exceptional features, it presents a unique opportunity for those seeking a high-quality lifestyle in Banstead.

## THE PROPERTY

A spacious, modern 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 a spacious entrance hall which leads to a throughout lounge/dining room and a large generous kitchen to the rear. To the first floor there are five well proportioned bedrooms and three bathrooms. Outside to the front there is plentiful parking for up to six vehicles and large south-west facing rear garden.

## OUTDOOR SPACE

44.50m x 12.19m (146 x 40)

A beautiful south-west facing garden measuring up to 146ft providing the ultimate space a family could need. The sellers have currently portioned off one third of the rear garden to provide a football area for their children however this can be easily converted back to laid level lawn should you wish to enjoy the full extent of the garden. There is ample parking to the front of the property providing parking for up to six vehicles.

## 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.

## SPECIFICATION

Wet underfloor heating to kitchen extension and utility
Working log fireplace in front reception room
Bosch dishwasher in kitchen Pantry unit in kitchen
Butler sinks in kitchen and utility
3.2m x 1.6m kitchen island
Whirlpool bath in family bathroom
Brand new double glazing throughout
Fully rewired
New gas central heating system and boiler
9 Meter 3 piece glazed sliding doors
2 Velux windows in the 2 bedrooms at the back

## WHY YOU SHOULD VIEW

This house is in impeccable condition very well presented throughout, It would be hard to better this house if you seek a larger modern home with flexible accommodation. The property is surrounded by excellent schools, transport options, shops and open countryside . The south westerly aspect rear garden will provide a lovely evening sunset should you wish to host or enjoy a relaxing quiet evening.

## KEY FEATURES

Modern home finished to a high specification
Five large bedrooms
Three bathrooms
Large south-west facing garden
Open-plan kitchen dining space
Separate formal living room with working log fireplace

## 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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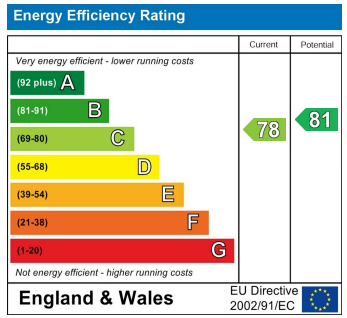


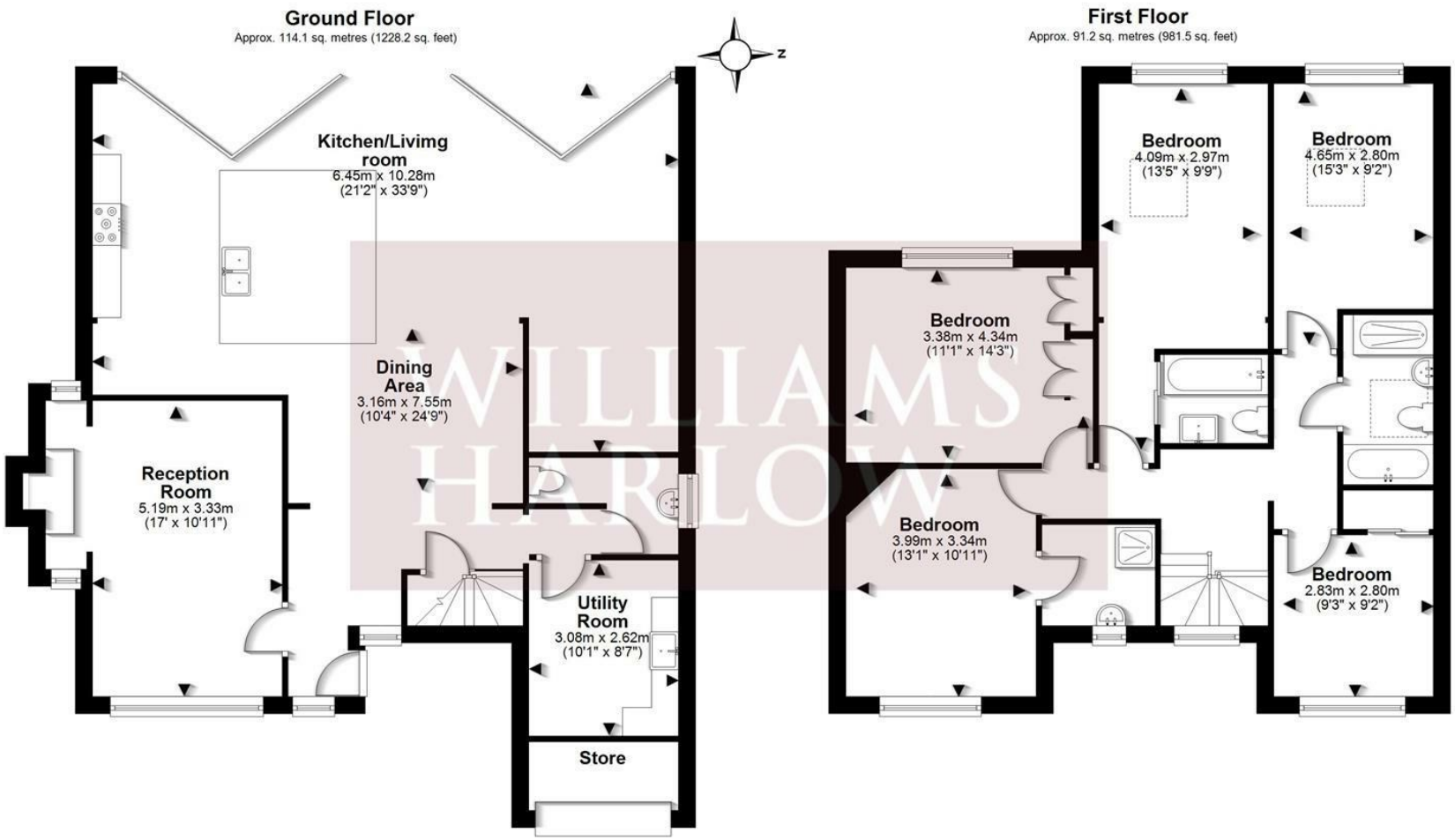


Total area: approx. 205.3 sq. metres (2209.7 sq. feet)