



Fairlawn Grove, Banstead,
£600,000 - Freehold

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**WILLIAMS
HARLOW**











Nestled in the charming area of Fairlawn Grove, Banstead, this delightful detached bungalow offers a perfect blend of comfort and tranquillity. With two spacious double bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

As you enter, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The bungalow features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this property is the stunning open countryside views that can be enjoyed from various vantage points. This picturesque setting provides a serene backdrop, making it an ideal spot for nature lovers and those who appreciate the beauty of the outdoors.

For those with vehicles, the property boasts ample parking space, accommodating up to four vehicles, including a detached garage. This is a rare find in the area and adds to the overall appeal of the home.

In summary, this charming bungalow in Fairlawn Grove is a wonderful opportunity for anyone looking to enjoy a peaceful lifestyle while still being close to local amenities. With its spacious living areas, beautiful views, and generous parking, this property is not to be missed. **NO ONWARD CHAIN. SOLE AGENTS**

THE PROPERTY

An extended detached two double bedroom bungalow offering a blend of quiet countryside living paired with access to local amenities on your doorstep. The property provides two large bedrooms, a good sized kitchen and utility room, an extended living room plus conservatory, plentiful space to cater for a downsize move or an exciting new opportunity for a growing family. Your new quiet lifestyle awaits

OUTSIDE AREA

18.29mft x 13.11mft (60ft x 43ft)

The property adjoins southerly to open countryside and gives a real sense peace and bliss. The rear garden itself is a manageable size however still providing plentiful space to entertain. To the front there is a block paved driveway which extends to the garage at the side of the property providing parking for up to three vehicles.

LOCAL AREA

The property is located in a quiet residential cul-de-sac with the countryside on your doorstep and views overlooking fields to the rear, yet still within easy reach of Banstead Village High Street, Woodmansterne and Carshalton Beeches plus good local schools. The area is famed for its vast array of green open spaces including Oaks Park and is a peaceful neighbourhood which will allow you to take evening walks without a second thought and a community where you feel fully invested.

LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11
Chipstead Valley Primary School – Ages 2-11
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
Oaks Park High School - Ages 11-19
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

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
405 Coulsdon South to West Croydon

LOCAL TRAINS

Woodmansterne, via Purley to London Bridge - 45 minutes approximately
Coulsdon South to London Victoria – 30 minutes
Coulsdon South to Horsham – 45 minutes
Chipstead, via Purley to London Bridge - 51 minutes
Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes

WHY WILLIAMS HARLOW

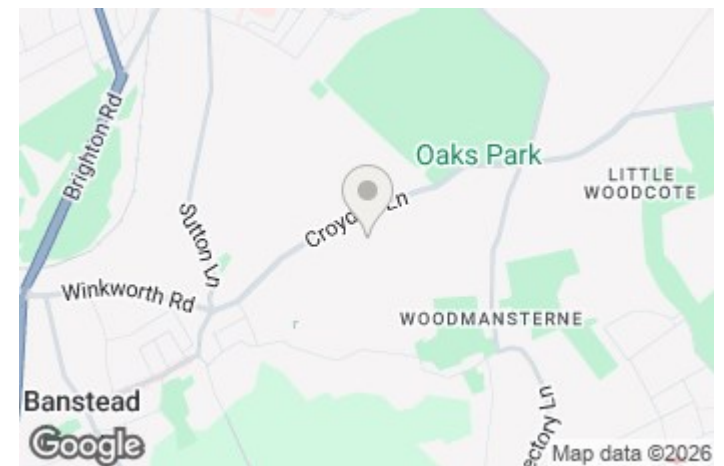
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COUNCIL TAX

Reigate & Banstead BAND E £2,992.97 2025/26

AGENT NOTES

All of the double glazed windows have been replaced within the last three years (some within the last year).
The boiler is two years old.
The property has had a new front door recently installed.



Banstead Office

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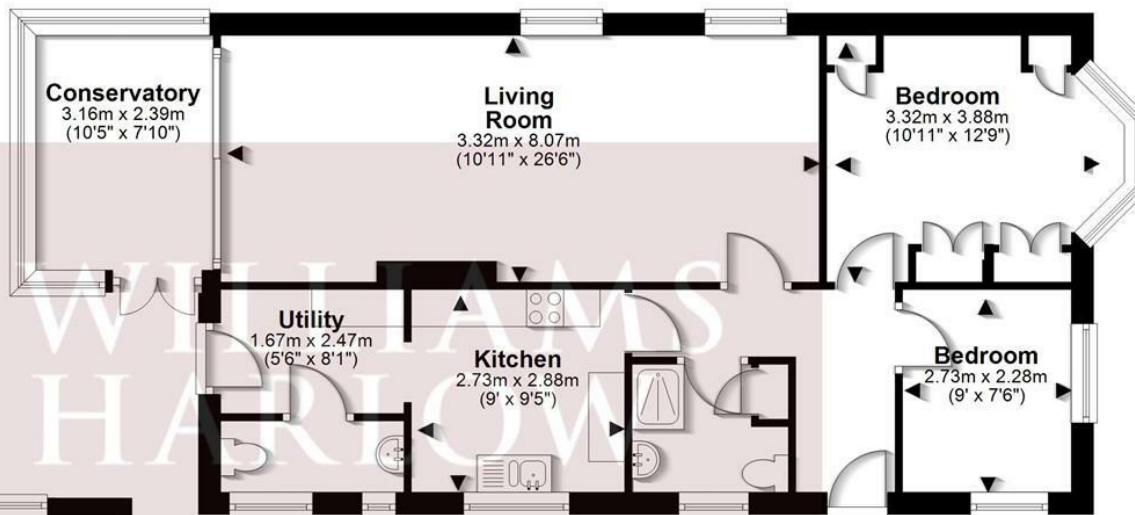
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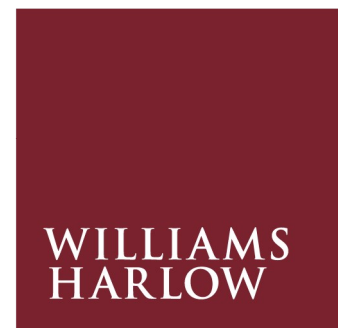
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Ground Floor
Approx. 100.2 sq. metres (1078.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	76
England & Wales		EU Directive 2002/91/EC



Total area: approx. 100.2 sq. metres (1078.1 sq. feet)