



Brighton Road, Banstead, Surrey
Asking Price £725,000 - Freehold



**WILLIAMS
HARLOW**











NO ONWARD CHAIN This exquisite semi-detached house offers a perfect blend of modern luxury and classic charm. Meticulously restored to a high standard by the current owners, this property is a true gem that promises comfort and style.

Boasting four spacious bedrooms, including a master suite with an en-suite bathroom, this home is ideal for families or those seeking extra space. The property features three well-appointed bathrooms, ensuring convenience for all residents and guests. The ground floor shower room adds an extra touch of practicality, making it easy to freshen up after a long day.

The heart of the home is undoubtedly the stunning kitchen and dining room, designed to be both functional and inviting. This space is perfect for entertaining friends and family, creating lasting memories over shared meals. The two reception rooms provide ample space for relaxation and leisure, allowing for a variety of uses to suit your lifestyle.

For those with vehicles, the property offers generous parking for up to five vehicles, plus a double-length garage.

Step outside to discover a delightful rear garden that enjoys a westerly aspect, providing a perfect setting for outdoor gatherings or simply unwinding in the evening sun.

This remarkable property on Brighton Road is not just a house; it is a home that offers a lifestyle of comfort, elegance, and convenience. With its prime location and exceptional features, it is an opportunity not to be missed.

THE PROPERTY

A handsome semi-detached house which has been sympathetically restored by the present owner providing adaptable accommodation over two floors. The front is super charming and very alluring, originally dates back to the 1930's and has been tastefully modernised and extended to produce a luxury home where multiple generations can exist in harmony. The total accommodation which spans off a large generous entrance hall are a downstairs bedroom, downstairs shower room, lounge, dining room and kitchen/family room to the rear. To the first floor there are three double bedrooms and a shower room. The master bedroom benefits from its own private en-suite facilities. The highlights include the kitchen that has been recently a stylishly modernised and acts as an excellent heart of the home. The flexibility and adaptability of the layout offers extra dimensions to busy lifestyles, elderly parents, children or staying guests.

OUTDOOR SPACE

There is plenty of parking off street parking to the front, a double length

tandem garage with a front garden principally laid to lawn with various flower/shrub borders. The westerly aspect rear garden with a patio immediately to the rear extending to approximately 96 ft offers a good degree of privacy. It has taken many years of investment to produce this garden and absolutely needs to be seen.

LOCAL AREA

Within easy walk of excellent local schools, green open spaces on the outskirts of Banstead Village including the ever popular Nork Park. Banstead Village is within walking distance and offers an array of local shops, restaurants, cafes and all local amenities, alternatively Asda superstore and Tattenham parade of shops are both nearby. There are excellent connections to the A217 road network which connects to the M25, M23 and A3, as well excellent local schools both at primary and secondary level. The area is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought with miles of open countryside on your doorstep alongside Nork park.

FROM THE SELLER

We found this wonderful home with Williams Harlow back in 2018, from the moment we first stepped into the large hall with the high ceilings we fell in love with the place, it needed a huge amount of work, every single screw and wire has been changed, to make the place we now proudly call home. Our house has many memories with wonderful family Christmas' where are able to have the whole family together as we have plenty of room for the nephews and nieces to stay and play. In the winter months we love to cosy in front of our log burner whilst the summer months allow us to open up the doors to expand into the large garden. The garden certainly doesn't look like it did and we are proud to say now the hard work has been paid off to make it low maintenance. Sadly, we have having to re-locate out of the area and it breaks our hearts to have to leave our fabulous neighbours, beautiful house and wonderful garden.

WHY YOU SHOULD VIEW

It is our thoughts the property encompasses everything good about the area. Our feeling is the new owner will settle quickly and enjoy many years here. The double length tandem garage which currently interconnects with the kitchen provide further benefits for either extra living accommodation, studio or large indoor office and is a suitable size where the rear conversion would not impact upon a garage for one vehicle or storage.

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

Tattenham Corner to London Bridge 1 hour
Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Ewell West Station – Waterloo 33 minutes

LOCAL BUSES

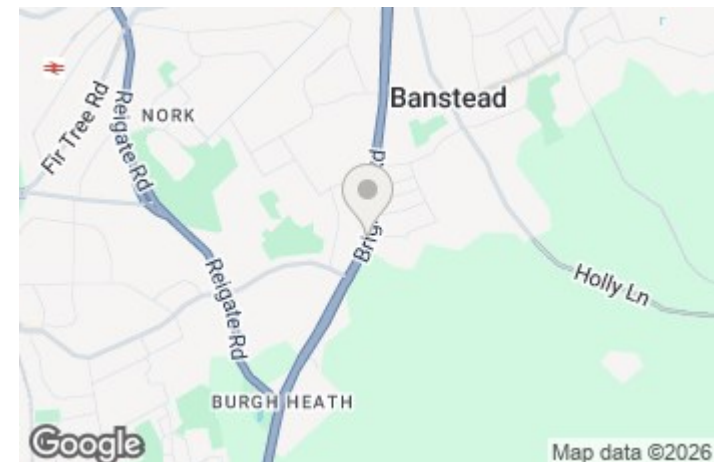
S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

WHY WILLIAMS HARLOW

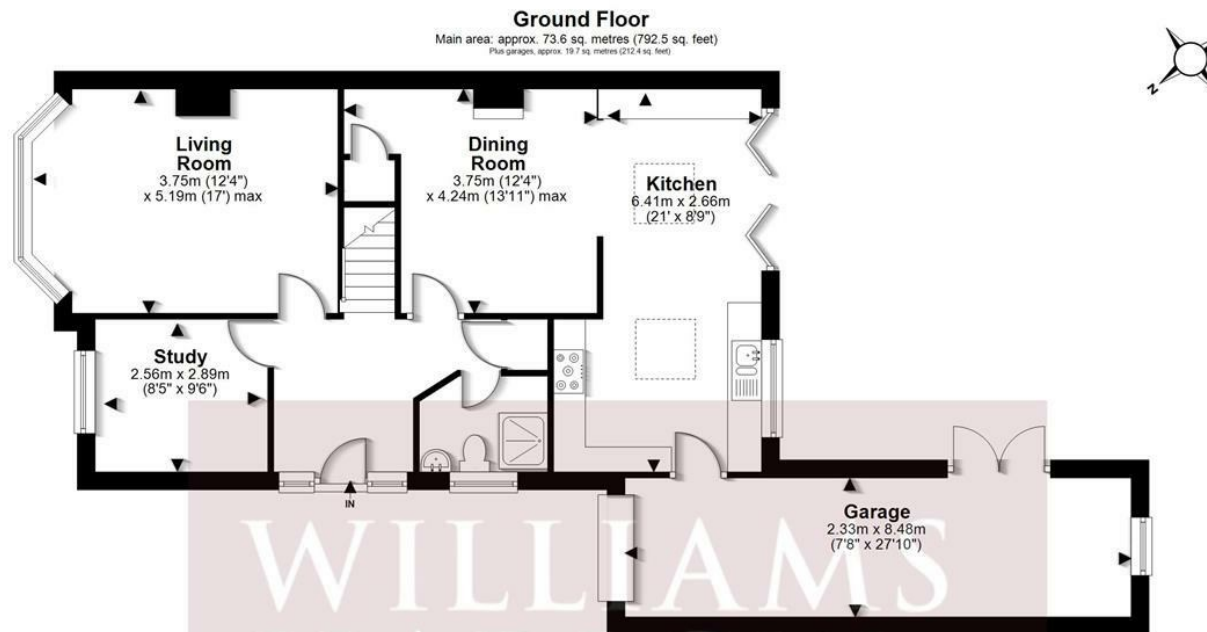
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COUNCIL TAX

Reigate & Banstead BAND E £2,992.97 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.



WILLIAMS
HARLOW



Main area: Approx. 125.5 sq. metres (1351.3 sq. feet)
Plus garages, approx. 19.7 sq. metres (212.4 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			
		69	78
England & Wales		EU Directive 2002/91/EC	

