



Tumblewood Road, Banstead,
Asking Price £875,000 - Freehold

**WILLIAMS
HARLOW**



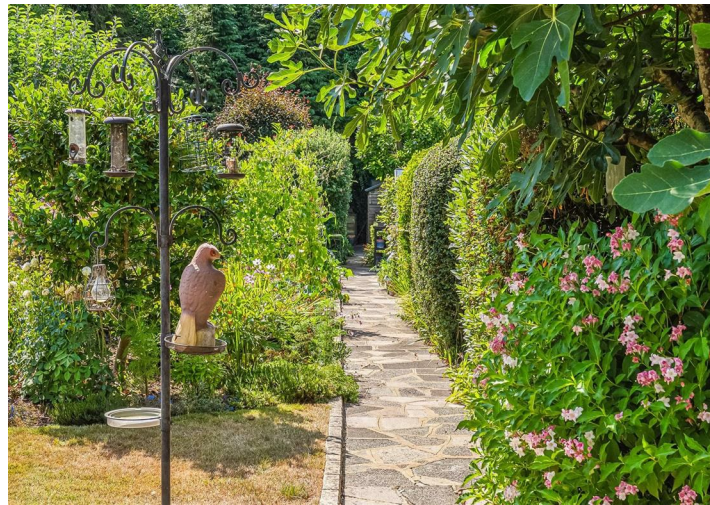
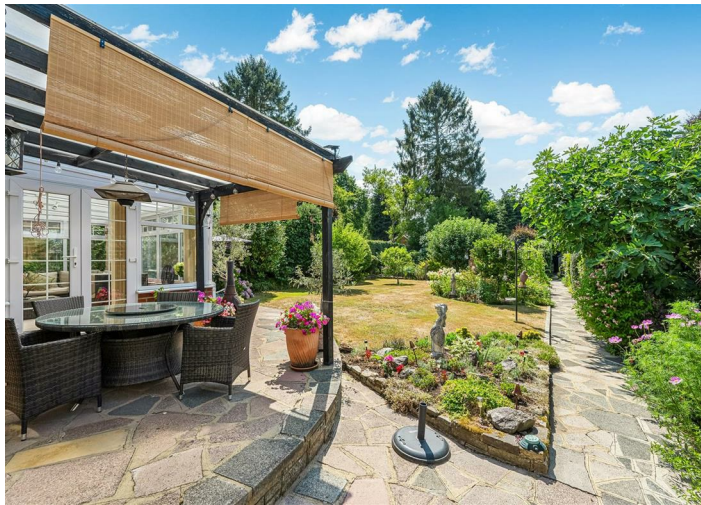
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This delightful detached house offers a perfect blend of classic character and modern convenience. Built in the mid-1930s by Downs Estates, the property boasts a generous living space of 1,448 square feet, making it an ideal family home.

Upon entering, you will find three well-proportioned reception rooms, providing ample space for relaxation and entertaining. The layout is both functional and inviting, allowing for a seamless flow between the living areas. The property features three comfortable bedrooms, ensuring that there is plenty of room for family or guests. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this home is the substantial rear garden extending to approximately 125 ft, enjoying a westerly aspect. This outdoor space is perfect for enjoying sunny afternoons and offers a wonderful opportunity for gardening enthusiasts or those who simply wish to unwind in a tranquil setting.

Parking is a breeze with off-street space for up to four vehicles, in addition to a garage, making it ideal for families with multiple cars or visitors.

The vendor is currently suited on an end chain property, which may facilitate a smoother transition for prospective buyers. This charming home on Tumblewood Road is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract interest from those seeking a lovely family residence in Banstead.

THE PROPERTY

Located in one of Banstead premier residential roads, this very attractive part tile hung residence offers the prospective purchaser an opportunity to extend and improve to their own requirements subject to consent. The property from having two good sized reception rooms plus a conservatory with a wealth of period and detail and a good standard of kitchen to the rear. There is also the all important downstairs WC and the integral garage. The first floor flows well with three good sized bedrooms and a bathroom.

OUTSIDE SPACE

The outside space certainly won't disappoint and a wonderfully inspiring garden extends to approximately 125ft enjoying a sunny westerly aspect. It is clear there has been much love and dedication put into this garden over the decades with an array of ornamental trees which includes fruit and fig and flower/shrub borders and areas of lawn. The garden enjoys a great deal of privacy to the rear. There is also a covered pergola ideal for relaxation and entertaining which is set within the expansive patio. To the front the property has plentiful off street parking, ideal for visiting guests and an attached garage.

FROM THE SELLER

We have owned the property since 2000 and we have enjoyed living here a great deal. We have many friends in the local area and we have particularly enjoyed the garden for entertaining. We sincerely hope the owners to enjoy it as much as us. It is time for us to move on and downsize where we have found a suitable property within Banstead village with no onward chain.

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 – Ages 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

Reigate & Banstead BAND F £3,691.80 2026/27



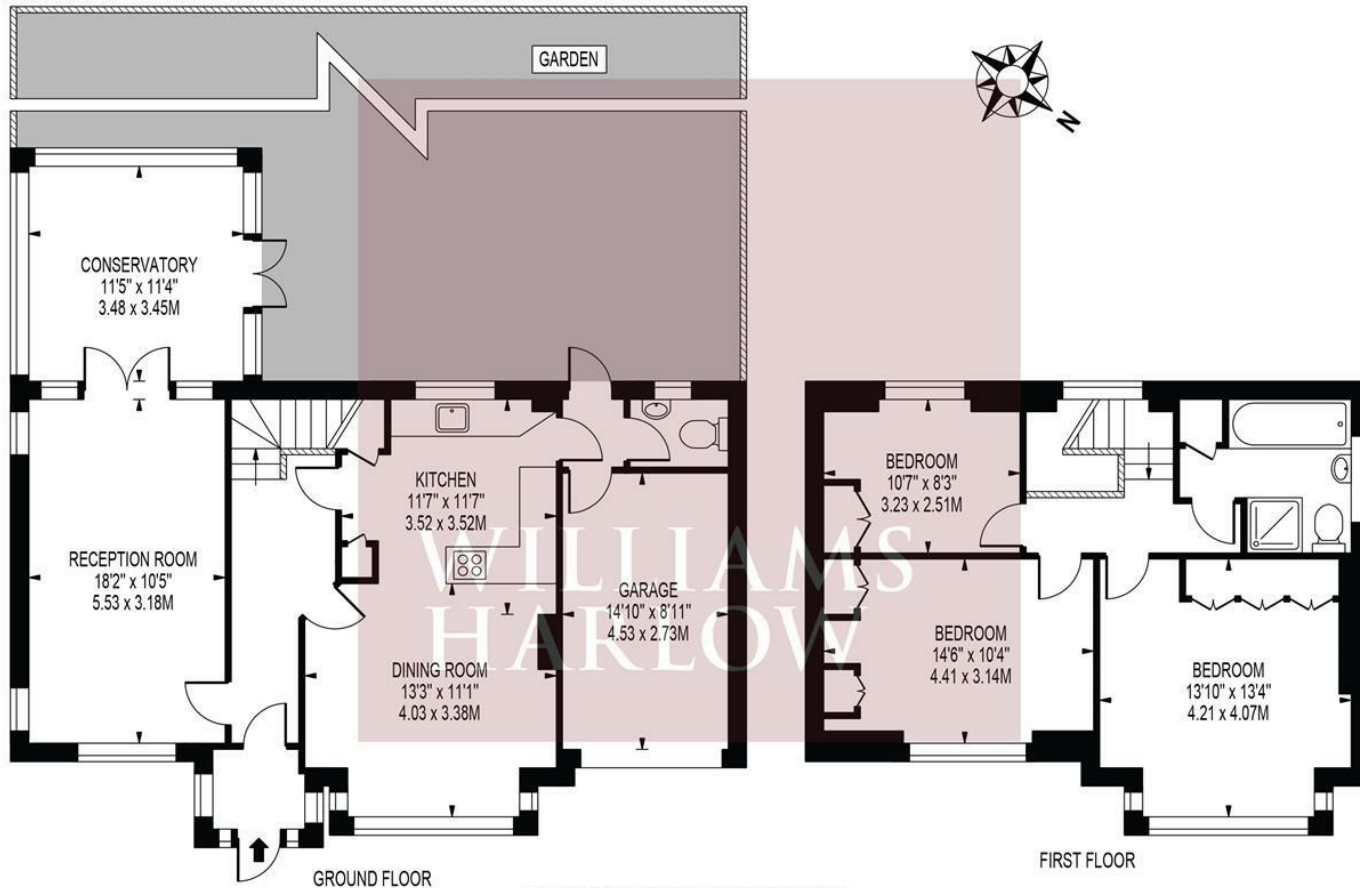
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

TUMBLEWOOD ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1448 SQ FT - 134.50 SQ M

(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 133 SQ FT - 12.37 SQ M



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		
England & Wales	69	75
EU Directive 2002/91/EC		

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ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.