



Warren Road, Banstead, Surrey  
£1,000,000 - Freehold



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**WILLIAMS  
HARLOW**























Located on the desirable Warren Road in Banstead, this stunning detached house offers a perfect blend of modern living and spacious comfort. Having been completely modernised to a high standard throughout, the property boasts three elegant reception rooms, providing ample space for both relaxation and entertaining. With four well-appointed bedrooms and three contemporary bathrooms, this home is ideal for families seeking both style and functionality.

The exterior of the property is equally impressive, featuring a beautifully landscaped rear garden that extends an impressive 180 feet, creating a serene outdoor retreat. Additionally, a superb brick-built outside studio presents a versatile space that can be adapted for various uses, whether as a home office, gym, or creative studio.

Parking is plentiful, ensuring convenience for residents and guests alike. The location offers easy access to local shops and is within reach of excellent schools, making it a prime choice for families. With no onward chain, this property is ready for you to move in and make it your own. This exceptional home truly represents a rare opportunity in the heart of Banstead.

## THE PROPERTY

With a wide frontage this property provides impressive kerb appeal. Entered through a central front door painted in a joyous rich colour it leads to a generous entrance hall. The property flows to all three reception rooms where it affords a dining room to the front, study to the front and a sitting room to the rear. The superb fitted kitchen is bright and airy and immaculately presented. A separate utility room adjoins the kitchen and there is a downstairs WC. To the first floor all bedrooms are off a central landing. The master bedroom and second bedroom benefit from their own en-suite bathrooms and in addition there is also a family bathroom. A very classy house which will reward the buyers for years to come.

## OUTDOOR SPACE

There is a large driveway to the front ideal for parking multiple cars off street. The rear garden extends to an impressive 180

feet approximately and has been meticulously landscaped by the present owner to provide various illuminated patios of various levels, outdoor studio, areas of lawn, vegetable growing areas, mature flowers, shrubs and trees. Towards the end of the garden a wooden garden shed. It is set up for dining, relaxing and outdoor entertainment.

## LOCAL AREA

Banstead Nork is a superb area if you haven't already visited and is unlike any other Surrey towns. It enjoys excellent commuting possibilities from Banstead mainline train station. The area also offers a plentiful range of independent schools and state schools. Nork shopping parade is within a short distance with a variety of independent shops. Banstead Village High Street is approximately half a mile away with a range of national chains, supermarkets and the area is surrounded and well served by vast green open spaces. Located in a relax neighbourhood which allows you to take evening strolls without a second thought and a community where you feel fully invested.

## WHY YOU SHOULD VIEW

Appealing to a multiple range of buyers this house blends short walks to shops, restaurants, trains and buses alongside great local schools and will be ideal for the family or those with long staying guests.

## VENDOR THOUGHTS

This house has been perfect for us over the years. We have enjoyed meticulously refurbishing it throughout. We now seek a new chapter and challenge and we hope the new people enjoy the property as much as ourselves.

## 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

## LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour  
Tattenham Corner Station – London Bridge, 1 hour 9 min  
Sutton – London Victoria 33 minutes  
Sutton to London Bridge 39 minutes

## LOCAL SCHOOLS

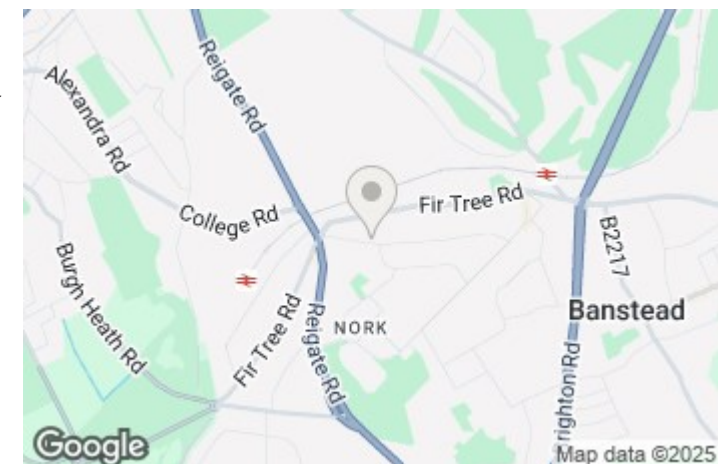
Warren Mead Junior School – Ages 7-11  
Warren Mead Infant School – Ages 2-7  
St Annes Catholic Primary School – Ages 4-11  
Banstead Infant School – Ages 4-7  
Banstead Community Junior School – Ages 7-11  
The Beacon School Secondary School – Ages 11-16  
Banstead Preparatory School – Aged 2-11  
Aberdour School – Ages 2-11  
Sutton Grammar School - Ages 11-18

## 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 G £4,081.32 2025/26

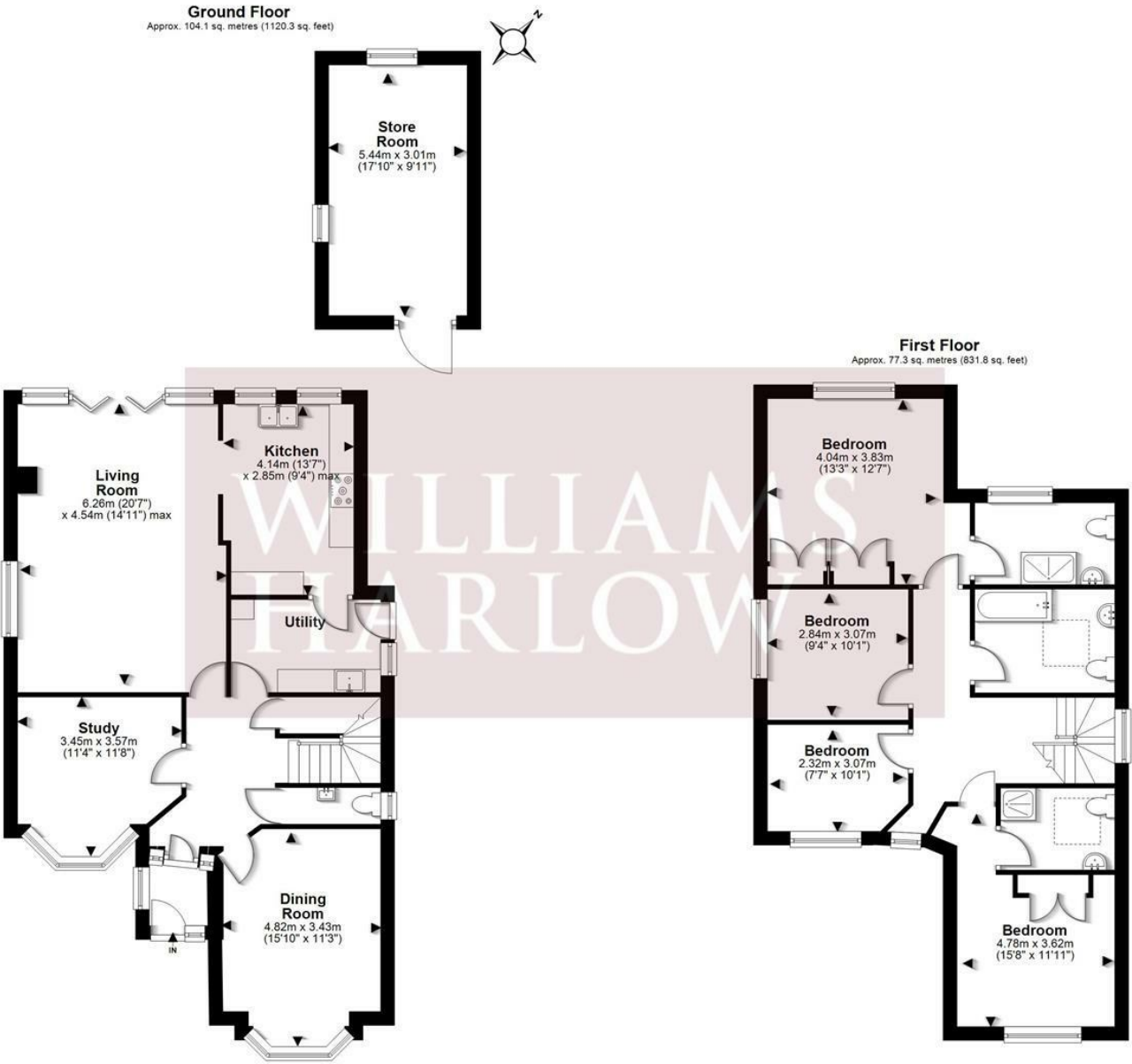




Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

Banstead Office  
Call: 01737 370022  
31 High Street, Banstead, Surrey,  
SM7 2NH

banstead@williamsharlow.co.uk  
www.williamsharlow.co.uk



Total area: approx. 181.3 sq. metres (1952.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

