Shelley Close, Banstead,

£800,000 - Freehold

3 2 2

WILLIAMS
HARLOW

AEG

This charming detached bungalow is located in a neat and quiet cul-de-sac with three spacious double bedrooms, including one with an en-suite. This property is ideal for families, downsizers or those seeking a peaceful retreat.

The bungalow boasts an open plan lounge/dining room, providing ample space for relaxation and entertaining. The layout is both practical and welcoming, making it easy to enjoy everyday living. To the front there is a driveway providing parking for three vehicles and a garage.

One of the standout features of this home is its potential for further development. With the possibility to extend into the loft room and eaves storage, subject to planning permission, you can truly make this space your own and tailor it to your needs.

Situated close to a variety of amenities, including local shops, medical facilities, and excellent schools, this location is perfect for families. The nearby Banstead train station offers easy access to London, making it an ideal spot for commuters. Additionally, the surrounding parks provide a lovely setting for outdoor activities and relaxation.

With no onward chain, this property is ready for you to move in and start creating memories. Don't miss the opportunity to make this delightful bungalow your new home in Banstead.

THE PROPERTY

An ideal opportunity to purchase this chalet bungalow which has origins to the late 1950s located in a tranquil yet convenient position. This location is a short walk from miles of open countryside but is also well connected with local amenities. Upon entry there is a generous hallway with access via a loft ladder to the first floor which connects to a loft room and two large eaves storage cupboards. The ground floor flows well into the bedrooms. Located to the front, the principal bedroom has an en-suite and there is a main bathroom serving the other two bedrooms. The property has been tastefully extended which now provides an large open plan sitting/dining room and a spacious kitchen/breakfast room both of which enjoy a pleasant outlook over the rear garden. The property has been well cared for and offers a good standard of kitchen, bathroom, double glazing and gas central heating. There is plentiful opportunity to extend the property further to the first floor to suit their own individual requirements.

OUTSIDE AREA

18.90m x 18.29m rear garden (62'0 x 60'0 rear garden)
The outside area certainly doesn't disappoint with an attractive south east facing rear garden with an area of level lawn, an array of flowers, plants and mature trees. The garden enjoys a good degree of privacy. To the front there is an area of lawn and a driveway providing parking for three vehicles plus a garage.

THE LOCAL AREA

Banstead Nork is superb if you haven't already visited and is unlike many other Surrey areas. The property is within easy walking distance of Nork Way local shops, restaurants etc., Banstead mainline train station services to Sutton and London plus excellent primary and secondary schools alongside Nork park which is ideal for recreation. 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 – 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

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.

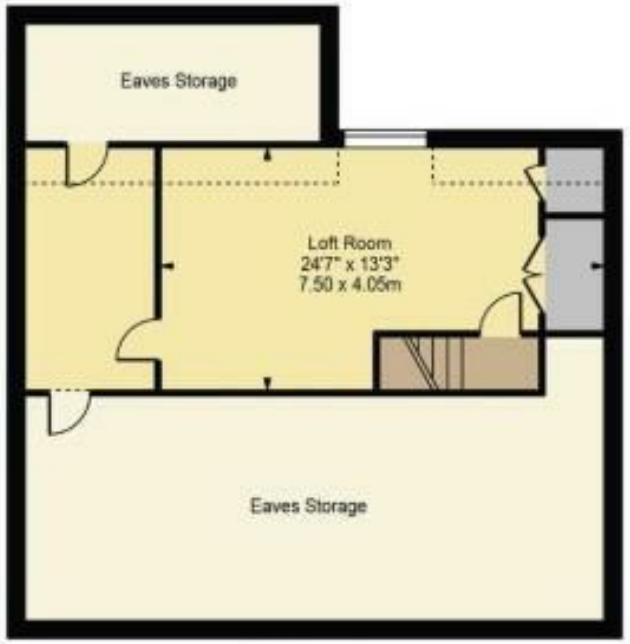
Banstead Office
Call: 01737 370022
31 High Street, Banstead, Surrey,
SM7 2NH

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

Banstead, Surrey

Approx. Gross Internal Area = 210.15 sq m / 2262 sq ft
(Including Eaves Storage & Restricted Height Area & Excluding Garage)
Approx. Gross Internal Area Of Eaves Storage & Restricted Height = 54.74 sq m / 589 sq ft
Approx. Gross Internal Area Of Garage = 21.82 sq m / 235 sq ft

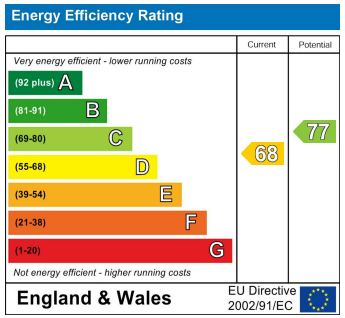
GROUND FLOOR



FIRST FLOOR

For Illustration Purposes Only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
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.



WILLIAMS HARLOW