Birch Close, Banstead,

Asking Price £650,000 - Freehold

3 2 2

WILLIAMS HARLOW

This delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,054 square feet, the property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests.

The well-appointed kitchen is ideal for culinary enthusiasts, while the two bathrooms ensure that family life runs smoothly. Each of the three bedrooms is generously sized, making this home perfect for families or those seeking extra space.

Outside, the property features a private rear garden, a tranquil oasis for outdoor activities or simply enjoying the fresh air. Additionally, the driveway and garage parking can accommodate up to three cars, providing convenience for residents and visitors alike.

Birch Close is a sought-after location, known for its friendly community and proximity to local amenities, schools, and parks. This semi-detached house is not just a home; it is a lifestyle choice that offers both comfort and practicality. Whether you are looking to settle down or invest, this property is a wonderful opportunity not to be missed.

THE PROPERTY

A modern three bedroom semi detached home located in a quiet residential cul-de-sac. The accommodation downstairs comprises of two reception areas, dining room, living room and kitchen. To the first floor there are there are three bedrooms paired with a bathroom plus ensuite to the main bedroom.

OUTDOOR AREA

The front of the property provides ample off street parking, access to the garage and access to the rear garden. The rear garden is well maintained and offers a good degree of privacy.

THE LOCAL AREA

The property is located in the Nork area of Banstead just off of Fir Tree Road within easy walking distance to the local shops, restaurants and amenities at Nork, Banstead mainline train station and bus stops plus excellent local schools. Banstead Village High Street is approximately half a mile away with a range of shops, restaurants, supermarkets and the area is surrounded and well served by vast green open spaces.

LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton166 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 Infant School – Ages 2-7
Warren Mead Junior School – Ages 7-11
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
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

WHY WILLIMAS HARLOW

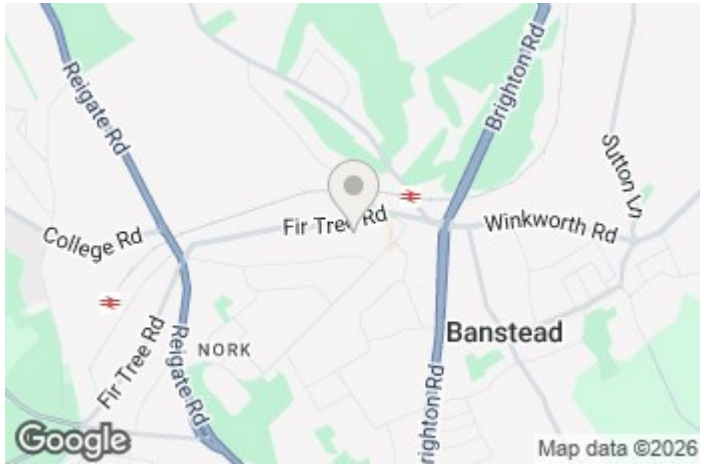
From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

Reigate & Banstead BAND E £3123.83 2025/26

SERVICE CHARGES

£370.00 which covers garden and ground maintenance of communal areas, lighting, road drains etc.



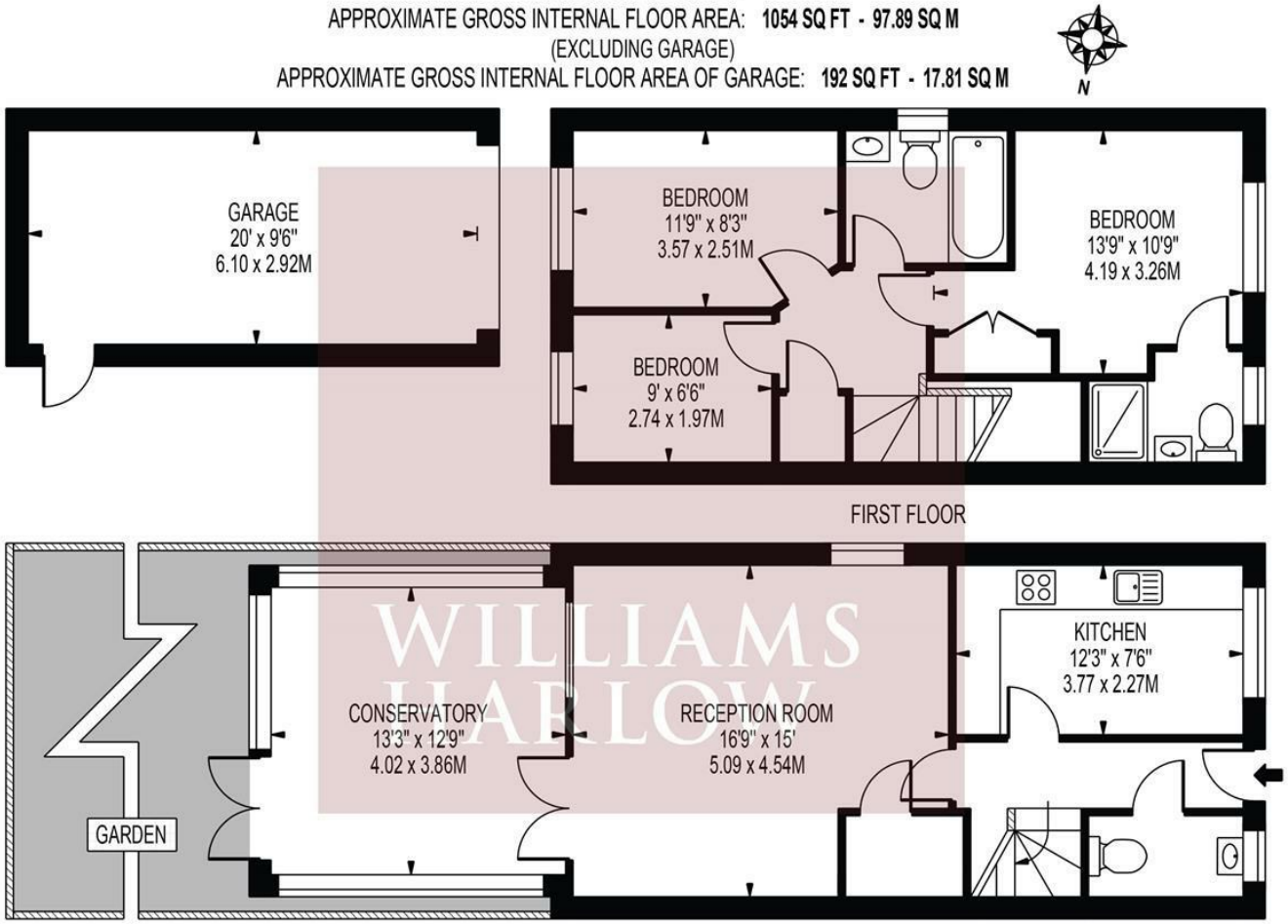
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

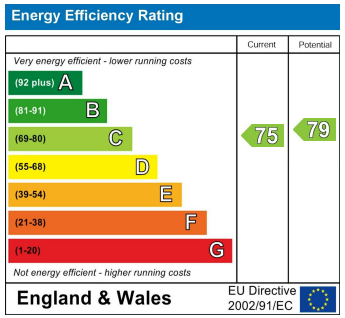
BIRCH CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1054 SQ FT - 97.89 SQ M**
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **192 SQ FT - 17.81 SQ M**



GROUND 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.



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