



Buckles Way, Banstead,  
£975,000 - Freehold



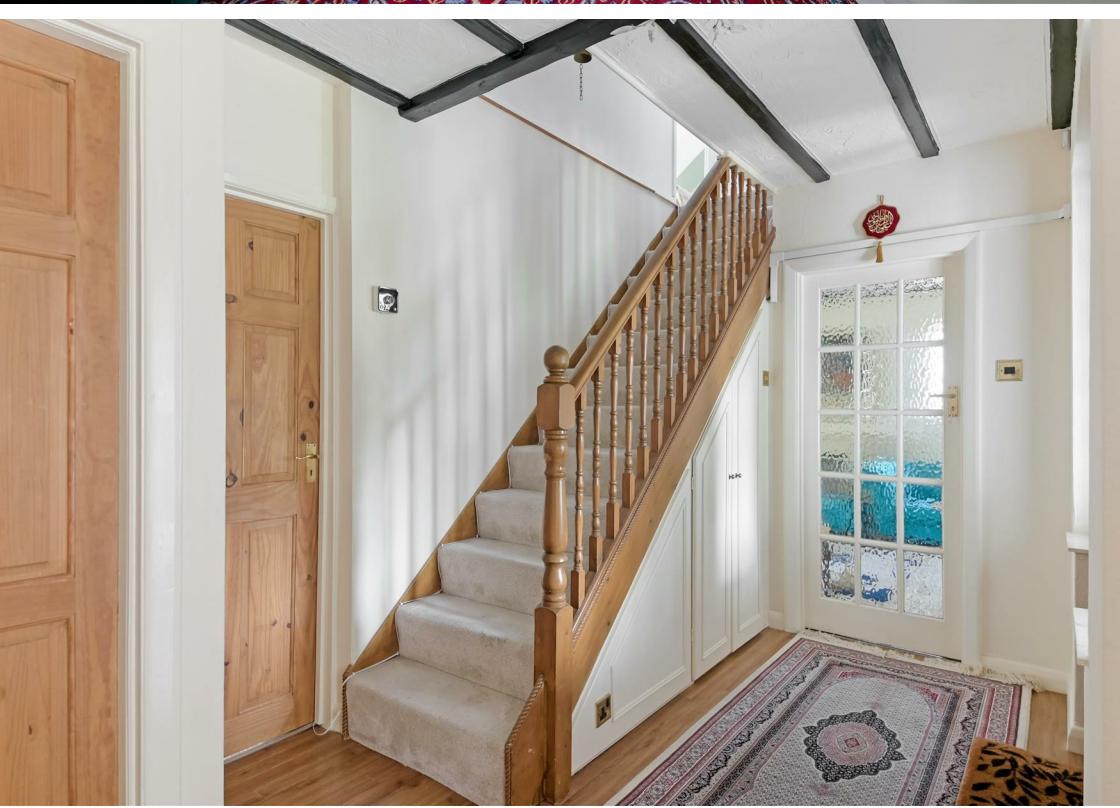
WILLIAMS  
HARLOW











This charming detached chalet bungalow, dating back to the 1930s, offers a delightful blend of character and modern living. With its attractive double fronted façade, the property boasts an impressive five reception rooms, providing ample space for both relaxation and entertainment. The accommodation includes three well-proportioned bedrooms and two bathrooms, making it ideal for a large family or those looking to downsize in comfort.

Set within an elevated position, the bungalow is surrounded by a substantial garden plot that extends to approximately 130 feet, offering a serene outdoor space for gardening enthusiasts or family gatherings. The property also features parking for up to four vehicles plus additional car port ensuring convenience for residents and guests alike.

The location is particularly appealing, with easy access to nearby parks, local shops in Nork, and the mainline train station in Banstead, which provides excellent transport links. Additionally, the area is served by good local schools, making it a perfect choice for families.

This adaptable accommodation presents a wonderful opportunity for those seeking a peaceful yet connected lifestyle in a sought-after residential area. Whether you are a growing family or retired downsizers, this bungalow is sure to meet your needs and exceed your expectations.

## THE PROPERTY

The property was originally built by Downs Estates in the mid 1930's and is proudly confident in its surrounding. The frontage is super charming and very alluring offering two attractive bay windows to the front. The property has been much admired and modernised over the years to produce luxury home where multiple generations can exist in harmony. Originally the chalet bungalow would have been sub-divided into various rooms on the second floor which could easily be re-instated but now offers large open-plan room which could have a multitude of purposes. Highlights include a well designed kitchen, numerous reception rooms, a sizeable garden plot and two bathrooms. Ideal for visitors is the covered car port to the side and also the expansive parking to the front.

## OUTDOOR SPACE

The plot measures up to 115 feet in length. It is without doubt to be one of the most impressive gardens within the area. The property is located in an elevated position and is surrounding by houses and bungalows from a similar era which are neat and well maintained. The garden also offers a high degree of privacy and absolutely needs to be seen.

## LOCAL AREA

Nork, Banstead is superb if you haven't already visited and unlike many other Surrey towns has superb access to wide open spaces, the nearest being Nork Park. Alongside this you have local shops at Nork Way, medical facilities, primary and secondary schools within easy walking distance and Banstead mainline rail station. The vast range of green open spaces and this peaceful neighbourhood will allow you to take evening walks without a second thought and a community where people feel invested.

## VENDOR THOUGHTS

The property has been within our ownership for approximately 10 years and we have enjoyed the aspect whereupon multiple generations of our family can live in harmony. We now feel a change of area is important to us and we now seek to downsize. We hope the new owners enjoy the property as much as we do.

## WHY YOU SHOULD VIEW

We are incredibly proud to represent this chalet bungalow, it comes with everything good about the Downs Estate within this highly regarded area of Nork, Banstead. The whole family will be well served by local schools, transport, shops, restaurants and an all round sense of security. The property can be easily adapted for multiple generations living in harmony and there is possibility to the rear study and the office can be incorporated alongside the car port to produce a separate self-contained annex.

## 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

## 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 BUSES

SI 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 £3,537.14 2025/26



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

