Hillside Close, Banstead, Surrey

Asking Price £600,000 - Freehold

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WILLIAMS HARLOW

Located in a secluded position within in the tranquil cul-de-sac of Hillside Close, Banstead, this charming property presents an excellent opportunity for those seeking a family home with potential and can easily be converted into a four bedroom home by dividing the large main bedroom. The property boasts a generous layout, featuring a large inviting reception room that provides ample space for relaxation and entertaining. Currently with three well-proportioned bedrooms, this home is ideal for families or those looking to accommodate guests.

The extended nature of the property enhances its appeal, offering a larger living area and main bedroom that can be tailored to suit your personal style. The kitchen is functional and ready for your creative touch, allowing you to design a space that reflects your taste.

The standout features of this home are the extremely large south facing garden and good sized frontage which not only adds to the property's kerb appeal but also provides a sense of space and privacy. Additionally, the garage offers practical storage solutions or the potential for conversion, depending on your needs.

This property is a blank canvas, inviting buyers to put their own stamp on it and create a home that truly reflects their personality. With its quiet location and proximity to local amenities, this house is a rare find in Banstead. Don't miss the chance to make this delightful property your own.

## THE PROPERTY

A super rare find within this attractive quiet cul-de-sac tucked away in the far corner with the largest garden plot within the development offering seclusion, further potential subject to consent, an ideal entertaining and relaxation space. The property in itself does require some modernisation internally but offers a canvas which the prospective buyer can adapt. The property provides an impressive 1,122 internal square feet. Upon entering there is a good sized porch with an inner entrance hall with a downstairs WC and an excellent sized kitchen/breakfast to the rear with access to the garden. There is an extended living dining area which is a dual aspect room and the first floor flows well from a central landing to three good sized bedrooms. The master bedroom would easily convert to two separate bedrooms. Attached is a garage ideal for storage or a car and there is plentiful parking to the front.

## OUTDOOR SPACE

The rear garden certainly doesn't disappoint and measures 93 ft in length of a direct southerly aspect with a high degree of privacy and also a good sized garden to the front and side. The garden benefits from backing onto a small copse to the rear and is a great place to unwind and relax.

## LOCAL AREA

Banstead Nork is superb if you haven't already visited and is unlike many other Surrey towns. 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 – 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 E £2,992.97 2025/26

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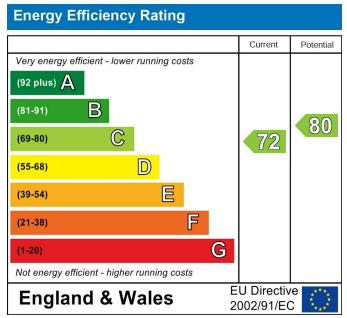


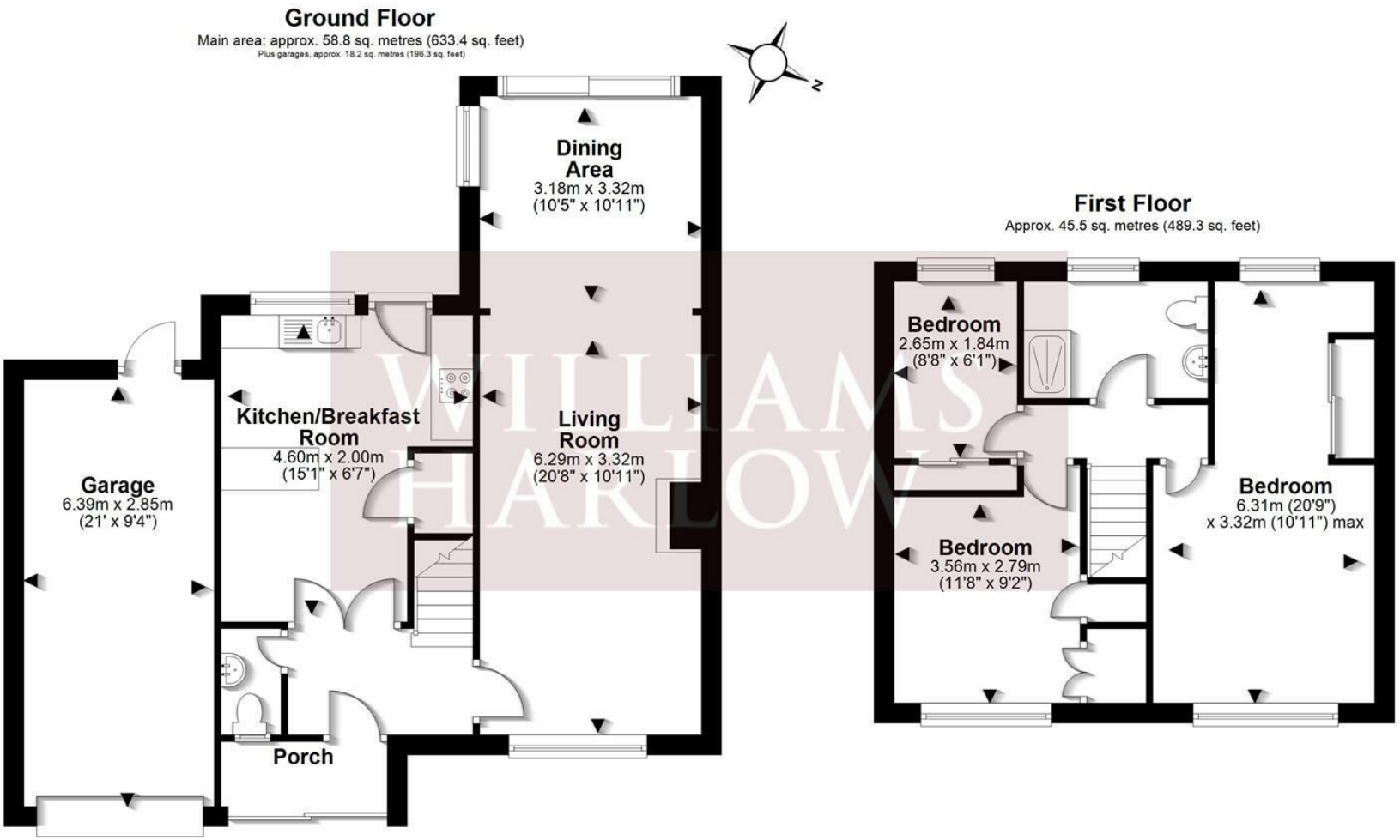


Main area: Approx. 104.3 sq. metres (1122.8 sq. feet)
Plus garages, approx. 18.2 sq. metres (196.3 sq. feet)