



Orchard Close, Banstead, Surrey  
Asking Price £850,000 - Freehold

-  4
-  2
-  2

**WILLIAMS  
HARLOW**











This beautifully presented detached house located in a cul-de-sac in Orchard Close, Banstead offers a perfect blend of period features and contemporary living. With four spacious bedrooms and two well-appointed bathrooms, this home is ideal for families seeking comfort and style. There is also no onward chain

As you enter, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The cottage-style elevations add a touch of character, making this property truly unique. The interior is thoughtfully designed, showcasing a harmonious balance between traditional charm and modern convenience.

The sizeable garden plot is a delightful feature, offering plenty of outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. The location is super convenient, with Banstead Village just a short walking distance away, providing easy access to local shops, cafes, and amenities.

This property is not just a house; it is a home that promises comfort, elegance, and a wonderful lifestyle in a sought-after area. Whether you are looking to settle down or invest, this residence is a remarkable opportunity that should not be missed.

## THE PROPERTY

The character frontage gives nothing away. It looks like a pretty detached character house on a pretty cul-de-sac with other similar aged properties. You enter the hallway upon entry with stairs rising to the first floor. The lounge runs front to back and there is also a sizeable kitchen/dining room alongside downstairs WC. To the first floor there are three excellent sized bedrooms and a bathroom. To the side of the property there is excellent potential for family or long staying guests which comprise of a sitting room, shower room and bedroom. This area can be fully self-contained if necessary.

## OUTSIDE SPACE

This certainly won't disappoint. There is a good sized front garden with provision for off street parking for two vehicles and unrestricted parking on street. Access can be found either side of the property which gives way to a sizeable rear garden. The elevated position in one of Banstead's highest points there are fine views to London to the rear, patio, lawn, mature flower and shrub borders providing an all round sense of security and privacy.

## KEY FEATURES

Sought after road location - Close to excellent schools - Close to buses - Short walk of Banstead Village - Ready to view now

## THE LOCAL AREA

Banstead Village is superb if you haven't already visited. This property offers the additional rare benefit of being not only in a lovely cul-de-sac but is also within a short walk of Banstead Village High street where Waitrose supermarket and a range of independent shops can be found and excellent local schools. There is also a vast array of green open spaces. This is a peaceful neighbourhood and a community where you will feel fully invested.

## LOCAL SCHOOLS

Banstead Preparatory School – Aged 2-11  
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  
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. The bus

stop is located at the end of the close.

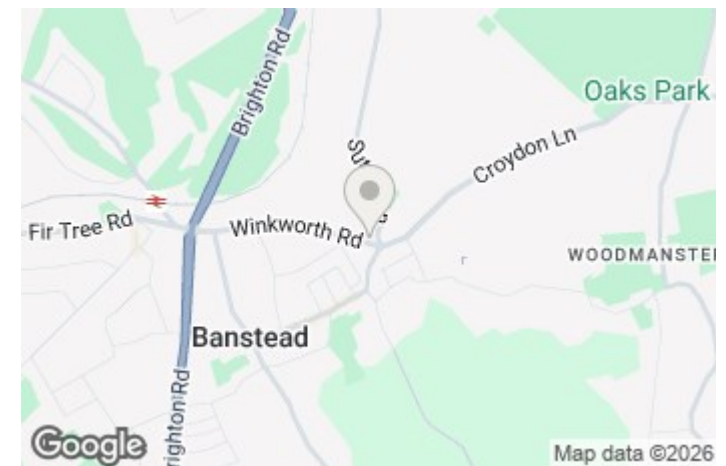
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station  
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)  
420 Sutton to Redhill, 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



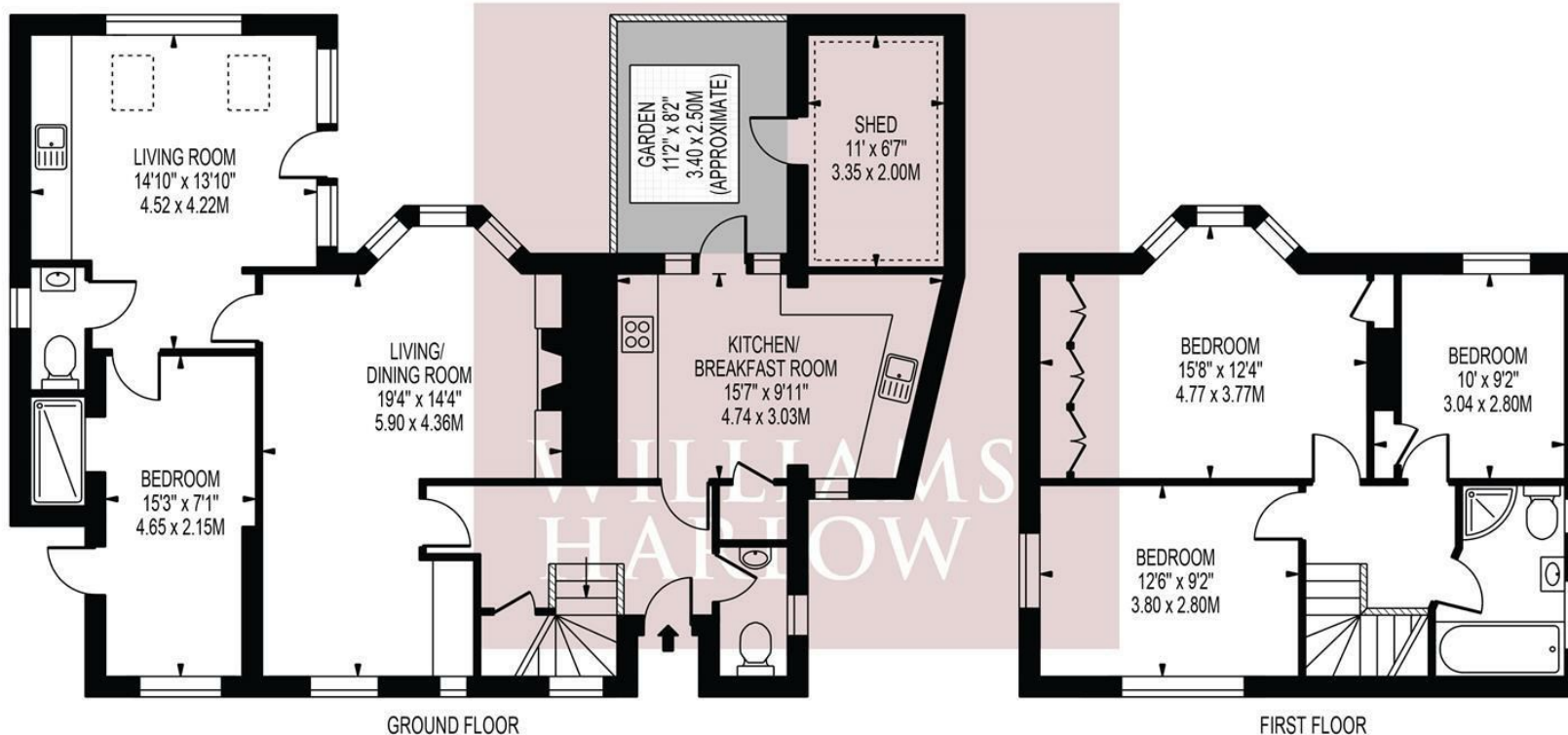
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

## ORCHARD CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1395 SQ FT - 129.61 SQ M

(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 73 SQ FT - 6.80 SQ M



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	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	

