



Brighton Road, Banstead, Surrey
Guide Price £875,000 - Freehold



**WILLIAMS
HARLOW**











This well-presented Tudor-style detached home offers a delightful blend of comfort and elegance. With four spacious bedrooms, this property is perfect for families seeking a serene environment. The two generous reception rooms provide ample space for relaxation and entertaining, while the inviting kitchen breakfast room is ideal for casual dining and family gatherings.

The property boasts a beautifully established rear garden, a tranquil oasis that invites you to unwind amidst nature. It is perfect for children to play or for hosting summer barbecues with friends and family. Additionally, the home features parking for up to five vehicles, ensuring convenience for residents and guests alike.

Situated within close proximity to excellent schools, this residence is perfect for families prioritising education. Furthermore, the vibrant Banstead village is within walking distance, offering a variety of shops, cafes, and amenities. For those who enjoy the great outdoors, the surrounding countryside provides miles of scenic walks and recreational opportunities.

This Tudor-style home is not just a property; it is a lifestyle choice, combining the charm of traditional architecture with modern living. With its prime location and spacious interiors, this home is a rare find in Banstead. Do not miss the opportunity to make this delightful residence your own.

THE PROPERTY

A substantial handsome Tudor style property well presented throughout with two spacious reception rooms. One with doors opening onto the rear garden, a well designed kitchen breakfast room plus a separate utility room. To the first floor there are four bedrooms, three are doubles, family bathroom and separate WC. All provides a perfect living space for the whole family to enjoy and to entertain friends.

OUTDOOR SPACE

There is plenty of parking to the front of the property for

approximately 5 vehicles and an attached garage. The rear garden is beautifully established and well maintained with an oasis of flower/shrub borders, patio area and large area of lawn.

THE LOCAL AREA

The property is within walking distance of Banstead Village which offers an array of local shops, restaurants, cafes and all local amenities, alternatively Asda superstore and Tattenham parade of shops are both nearby. There are excellent connections to the A217 road network which connects to the M25, M23 and A3, as well excellent local schools both at primary and secondary level. The area is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought with miles of open countryside on your doorstep alongside Nork park.

WHY YOU SHOULD VIEW

With adaptable accommodation over two floors, stunning rear garden, plentiful parking and a garage and located within easy access to schools and all local amenities, this property has it all for the family or those working from home.

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 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

LOCAL TRAINS

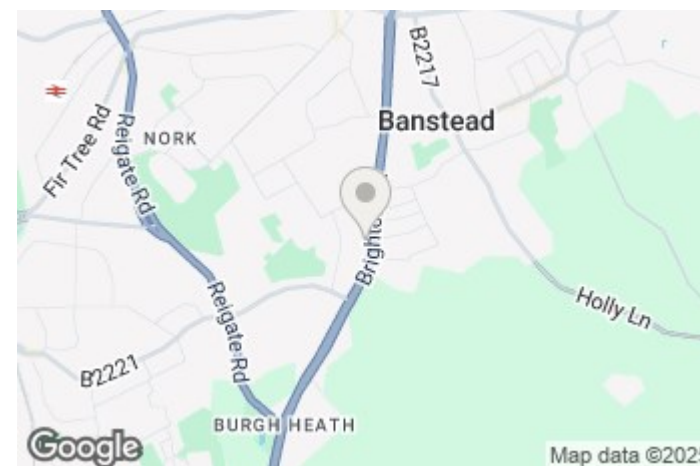
Tattenham Corner to London Bridge 1 hour
Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Ewell West Station – Waterloo 33 minutes

WHY WILLIAMS HARLOW

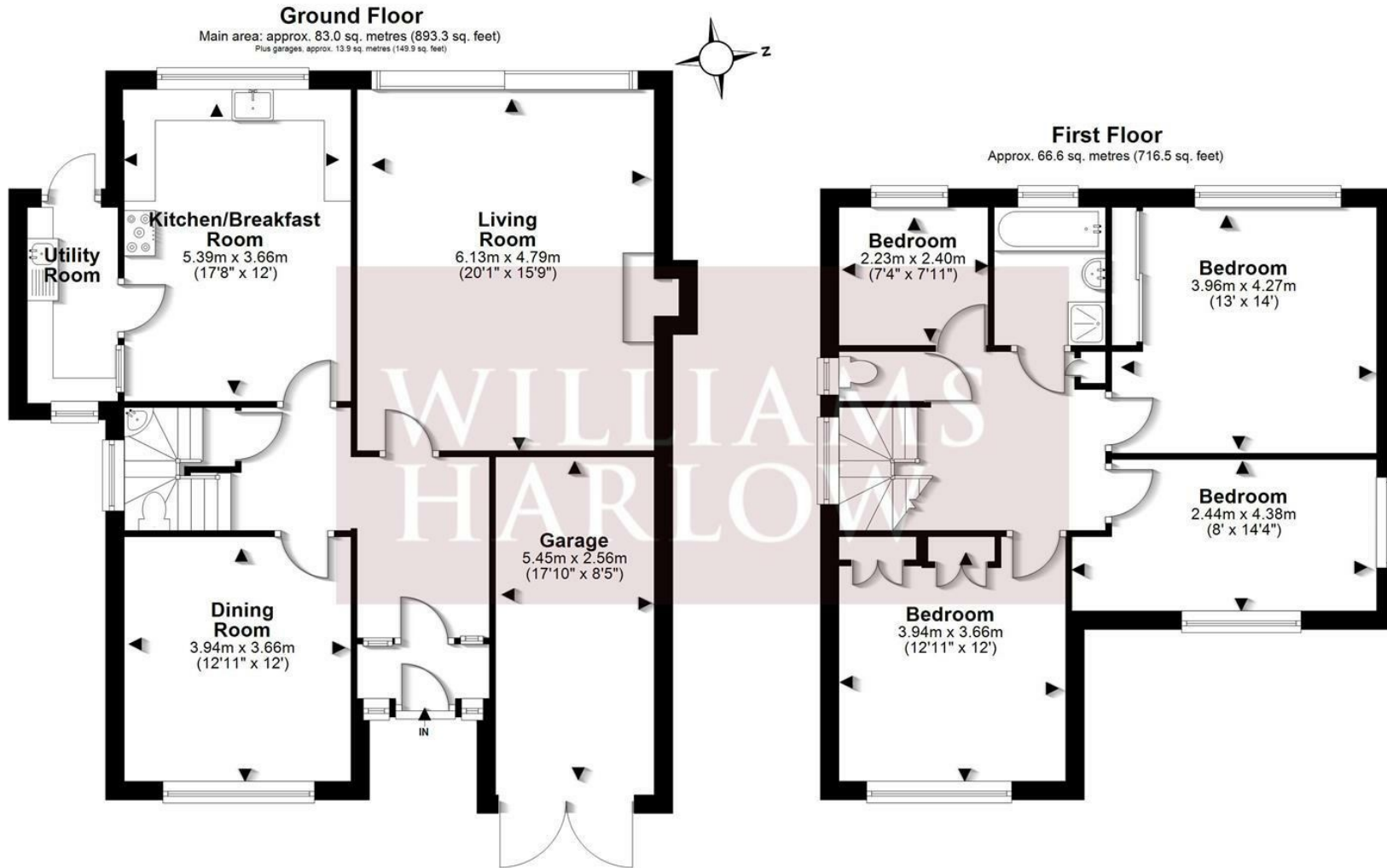
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COUNCIL TAX

Reigate & Banstead BAND G £4,081.32 2025/26



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Main area: Approx. 149.6 sq. metres (1609.9 sq. feet)
Plus garages: approx. 13.9 sq. metres (149.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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