

Manor Way, Banstead, Surrey

£575,000 - Freehold

4 2 3

WILLIAMS HARLOW























This deceptively spacious semi-detached house offers four well-proportioned bedrooms and two bathrooms. This home is ideal for families seeking ample living space.

The property boasts three inviting reception rooms, providing versatile areas for relaxation, entertainment, or even a home office. The layout is thoughtfully designed over three floors, ensuring a practical flow throughout the home. The flexible accommodation allows for various configurations to suit your lifestyle needs.

Parking is a breeze with space for up to three vehicles, complemented by additional rear vehicular access, making it easy to come and go. The location is particularly appealing, as it is ideally situated near reputable local schools, a selection of shops, and a mainline station, ensuring that daily conveniences are just a stone's throw away.

For those who appreciate the great outdoors, the property is within easy reach of open countryside, offering a perfect escape for leisurely walks or family outings. This home truly represents an excellent opportunity for anyone looking to settle in a friendly community while enjoying the benefits of spacious living. Don't miss the chance to make this delightful property your own.

ENTRANCE PORCH

1.65m x 0.76m (5'5 x 2'6)

Accessed via double opening doors. Quarry tiled floor, original front door with leaded light panes and further original leaded light panes to side giving access to:-

ENTRANCE HALL

3.84m x 1.68m (12'7 x 5'6)

Stairs to first floor with attractive original balustrade, understairs storage cupboard, wood effect flooring, ceiling rose, concealed radiator, thermostat for central heating, picture rail.

DOWNSTAIRS WC

WC, wash hand basin with mixer tap and vanity cupboard below, opaque glazed window to side, downlighters, half height tiling.

UTILITY ROOM

2.51m x 1.85m (8'3 x 6'1)

Roll edged working surfaces below which is a cupboard and either side space and plumbing for washing machine and further domestic appliance, range of eye level cupboards, radiator, downlighters.

LOUNGE

3.78m x 4.34m (12'5 x 14'3)

Into attractive bay window to front, wood effect flooring, radiator, ceiling rose, coving, picture rail, contemporary fireplace feature, double open glazed doors giving access to:-

DINING ROOM

3.66m x 3.25m (12'0" x 10'7")

Continuation of wood effect floor, coving, picture rail, contemporary radiator.

KITCHEN/BREAKFAST ROOM

4.93m x 2.54m (16'2 x 8'4)

Well fitted with a modern range of wall and base units comprising of high glass working surfaces incorporating a sink drainer with mixer tap, comprehensive range of cupboards and drawers below working surfaces with integrated dishwasher, fitted double oven and grill, surface mounted four ring Halogen hob with chimney extractor above, comprehensive range of eye level cupboards benefiting from underlighting, two windows to rear, full height glazed door to rear, space for American style fridge/freezer, part tiled walls, under floor heating, skylight window, downlighters.

FIRST FLOOR ACCOMMODATION

LANDING

With original stained glass window to side, picture rail, stairs rising to second floor.

BEDROOM TWO

4.39m x 3.38m (14'5 x 11'1)

Into range of built-in fitted wardrobes providing hanging and storage, bay window to front, radiator, ceiling rose, picture rail.

BEDROOM THREE

3.48m x 2.36m (11'5 x 7'9)

Window to rear, picture rail, radiator, large understairs storage cupboard providing hanging and storage.

BEDROOM FOUR

2.13m x 2.06m (7' x 6'9)

Window to front, radiator, picture rail.

BATHROOM

Fitted with a white suite of panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c., obscure glazed window to the side and rear, fully tiled walls, wood effect flooring, heated towel rail, stained glass window connecting to landing, cupboard housing insulated cylinder and gas fired central heating boiler.

SECOND FLOOR ACCOMMODATION

Reached by turned staircase with small eaves storage to landing where there is exposed wood floor and access to eaves storage. This continues to a further area where there is a window to side and wall mounted electric panel heater with a continuation of the exposed wood flooring. Large walk-in wardrobe.

BEDROOM ONE

2.87m x 2.31m (9'5 x 7'7)

Window to rear, electric panel heater, exposed wooden flooring.

SHOWER ROOM

Fully enclosed shower cubicle, low level WC., obscure glazed window to rear, pedestal wash hand basin with mixer tap, fully tiled walls, ceiling mounted extractor, downlighters, tile effect flooring, towel rail.

OUTSIDE

25.20m (82'8")

There is provision for off street parking for two vehicles, hedging to the boundaries and access to the front door. Side access leading to the rear garden. Immediately to the rear of the property there is a patio spanning the width benefiting from outside light and power. This gives way to a shingle, area, planting beds surround with steps up to the remainder of the garden laid principally to lawn flanked by mature flower and shrub borders and circular patio feature. Towards the end of there is a single detached garage with power and light. The measurement was taken from the original rear wall of the property

LOCAL AREA

The local area is very popular with families and is within a very short walk of Woodmansterne Village with a local range of shops and a village local pub serving good food alongside popular excellent local schools. Local transport links to Banstead approximately 1 1/2 miles away which offers a wider range of local independent shops and supermarkets. The area is a relaxed and peaceful neighbourhood which allows you to take evening walks without a second thought and a community where people feel invested.

LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11
Chipstead Valley Primary School – Ages 2-11
The Beacon School Secondary School – Ages 11-16
Woodcote High School - Ages 11-18

LOCAL TRAINS

Chipstead or Woodmansterne – London Bridge – Approx. 42 minutes
Coulsdon South to London Victoria – 30 minutes
Coulsdon South to Horsham – 45 minutes

COUNCIL TAX

Reigate & Banstead BAND D £2,555.86 2026/27

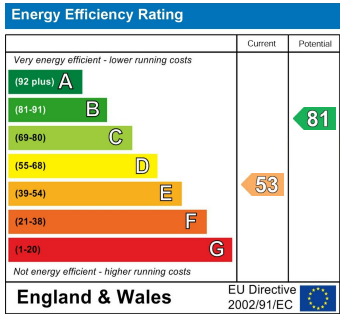


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TOTAL AREA: APPROX. 117.3 SQ. METRES (1262.5 SQ. FEET)