



The Gables, Banstead, Surrey  
Asking Price £575,000 - Freehold

-  3
-  1
-  2

**WILLIAMS  
HARLOW**











No Chain This immaculately presented three bedroom semi-detached house offers a delightful blend of comfort and modern living. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the fully fitted kitchen, complete with a central island and high-end integral appliances, making it a dream for any culinary enthusiast.

Outside, the beautifully landscaped gardens create a serene outdoor retreat, ideal for enjoying sunny afternoons or hosting gatherings with friends and family. The property also benefits from generous parking facilities, accommodating three allocated parking spaces plus a garage.

Conveniently located just a short walk from the vibrant Banstead Village, residents will enjoy easy access to a variety of shops, cafes, good schools and local amenities. With no onward chain, this property presents an excellent opportunity for a seamless move into your new home.

In summary, this semi-detached house at The Gables is a rare find, combining modern features with a prime location, making it an ideal choice for those looking to settle in the heart of Banstead.

## THE PROPERTY

No Chain A handsome built house with an alluring frontage the property exudes an impressive kerb appeal. Entered via the replaced front door gives access to an entrance hall off which there is a re-fitted downstairs WC. There is a superb re-fitted kitchen the heart of this luxury home with all integral appliances and practical central island. Beyond which there is a dining room which has views over the garden and an excellent sized lounge. There is also an integral garage which potentially would convert to provide additional reception space, subject to consent. The first floor works well for the family with three good sized bedrooms and a bathroom. The property has been immaculately maintained and refurbished by the present owners. The flexibility and practicality of the layout offers an extra dimension to busy lifestyles for children and staying guests.

## OUTDOOR SPACE

Both front and rear of the property have been tastefully landscaped by the present owners. To the front provides the all important off street parking for up to three vehicles and a useful side access to the rear. The rear garden is landscaped with ease of maintenance in the mind where there is an expansive patio, artificial lawn and a small garden shed. There are lower/shrub borders and also an alluring water feature. It has taken many years of investment and time to produce a near show home garden. This one absolutely needs to be seen.

## CONTENTS

Some of the contents within the property are available by separate negotiation. Please contact us for further information.

## VENDOR THOUGHTS

We bought this house in 2019 and extensively renovated the entire property with lots of care and attention. We have loved living here and the close is a peaceful place to live. It is great to live within walking distance of Banstead high street and other local amenities. It's been the perfect first family home for us.

## PROPERTY IMPROVEMENTS

To be confirmed by the seller.

## WHY YOU SHOULD VIEW

We are incredibly honoured to represent this house and it covers everything good about Banstead Village. Our feeling is the next owner will settle quickly and enjoy many years here. The whole family will be served by good schools, transport, shops, restaurants and an all round sense of community. It is a peaceful neighbourhood which allows you to take evening walks in open countryside without a second thought and a community where you feel fully invested.

## FEATURES

Lounge - Dining Room - Fully fitted kitchen - Downstairs WC - Three good sized bedrooms - Bathroom - Three parking spaces - Attached garage - Landscaped gardens to the front and rear - Walking distance to Banstead Village High Street

## 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. 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 and the added benefit of the countryside on your doorstep. The area is relaxed and a lovely neighbourhood with a thriving community where people feel fully invested.

## LOCAL SCHOOLS

St Annes Catholic Primary School – Ages 4-11  
Banstead Infant School – Ages 4-7  
Banstead Community Junior School – Ages 7-11  
Banstead Preparatory School – Aged 2-11  
The Beacon School Secondary School – Ages 11-16  
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

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

## WHY WILLIAMS HARLOW

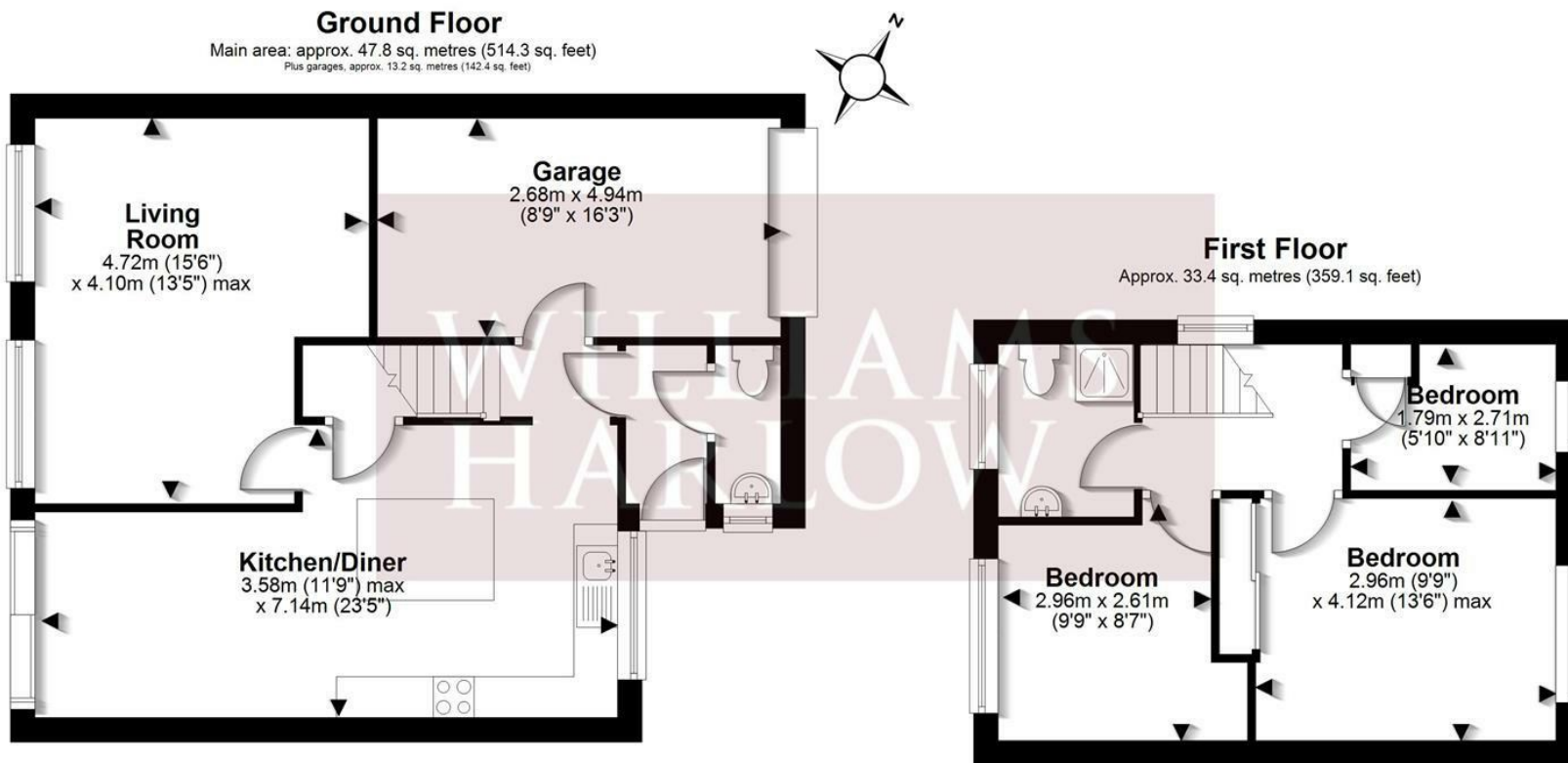
From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## COUNCIL TAX

Reigate & Banstead BAND D £2,448.79 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.



Main area: Approx. 81.1 sq. metres (873.4 sq. feet)

Plus garages, approx. 13.2 sq. metres (142.4 sq. feet)

| Energy Efficiency Rating                           |         |                         |
|----------------------------------------------------|---------|-------------------------|
|                                                    | Current | Potential               |
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92 plus) <b>A</b>                                 |         |                         |
| (81-91) <b>B</b>                                   |         |                         |
| (69-80) <b>C</b>                                   | 73      | 78                      |
| (55-68) <b>D</b>                                   |         |                         |
| (39-54) <b>E</b>                                   |         |                         |
| (21-38) <b>F</b>                                   |         |                         |
| (1-20) <b>G</b>                                    |         |                         |
| <i>Not energy efficient - higher running costs</i> |         |                         |
| <b>England &amp; Wales</b>                         |         | EU Directive 2002/91/EC |

