



Park Road, Banstead, Surrey

Asking Price £450,000 - Freehold



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**WILLIAMS  
HARLOW**











Located on Park Road in the charming village of Banstead, this delightful listed end of terrace house offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The well-appointed reception room provides a welcoming space for relaxation and entertaining, while the modern bathroom ensures all your needs are met.

One of the standout features of this home is the large rear garden siding on to open countryside with stunning views, which presents an excellent opportunity for outdoor enjoyment, gardening, or simply unwinding in a tranquil setting. Additionally, a brick-built store offers practical storage solutions, making it easy to keep your outdoor space tidy.

Parking is a breeze with space available for up to three vehicles. The property is surrounded by stunning countryside, providing a picturesque backdrop for daily life, yet it remains conveniently close to Banstead Village High Street. Here, you will find a variety of shops, cafes, and amenities, ensuring that everything you need is just a short stroll away.

This charming end of terrace house is not just a home; it is a lifestyle choice, offering the perfect balance of rural charm and urban convenience. Whether you are looking to settle down or invest, this property is a wonderful opportunity not to be missed.

## THE PROPERTY

Upon entry to this characterful Grade II listed cottage, you are greeted with a kitchen which blends seamlessly into the living room providing an excellent open plan area with a wonderful open fire perfect for those cosy winter months. The well fitted main bathroom is also downstairs. The main bedroom, located on the first floor is fitted with the traditional sash style windows offering stunning countryside views plus there is a second double bedroom.

## OUTDOOR SPACE

The garden provides a delightful outdoor space and a converted Victorian washroom, with ample room to accommodate a new summerhouse or home office. The overall plot measures

approximately 26'0 ft x 88'0 ft and enjoys stunning countryside views to the rear.

## WHY YOU SHOULD VIEW

Personality, location and good condition throughout however still further potential refurbished. Full of character and charm and dates from the 1850's. End of terraced home. Its charm and life enhancing benefits must be explored.

## KEY FEATURES

Kitchen and family room - Two double bedrooms - Bathroom - Allocated parking - Well maintained gardens - End of terrace

## BENEFITS

Sought after location - A level walk to Banstead Village High Street - Close to public transport - Open countryside on your doorstep

## VENDOR THOUGHTS

I have enjoyed living in this beautiful cottage for almost 30 years. It offers a superb location, with all the amenities of Banstead Village to one side and miles of walkable Surrey countryside to the other. It's been full of fun and laughter and holds a lot of happy memories for ourselves, family and friends

## LOCAL AREA

The property is located in a semi-rural location just on the immediate extremities of Banstead Village High Street but still within an easy flat level walk to the High Street with a comprehensive range of shopping facilities, cafes/restaurants and transport connections. The area highly regarded with its myriads of footpaths providing long and enjoyable country walks over the adjoining rural landscape.

## LOCAL SCHOOLS

St Annes Catholic Primary School – Ages 4-11  
Banstead Infant School – Ages 4-7  
Banstead Community Junior School – Ages 7-11  
Woodmansterne Primary School – Ages 4-11  
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

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  
Kingswood, Chipstead, Woodmansterne – London Bridge – Approx. 1 hour 2 min

## COUNCIL TAX

Reigate & Banstead BAND D £2,339.35 2024/25

## 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.



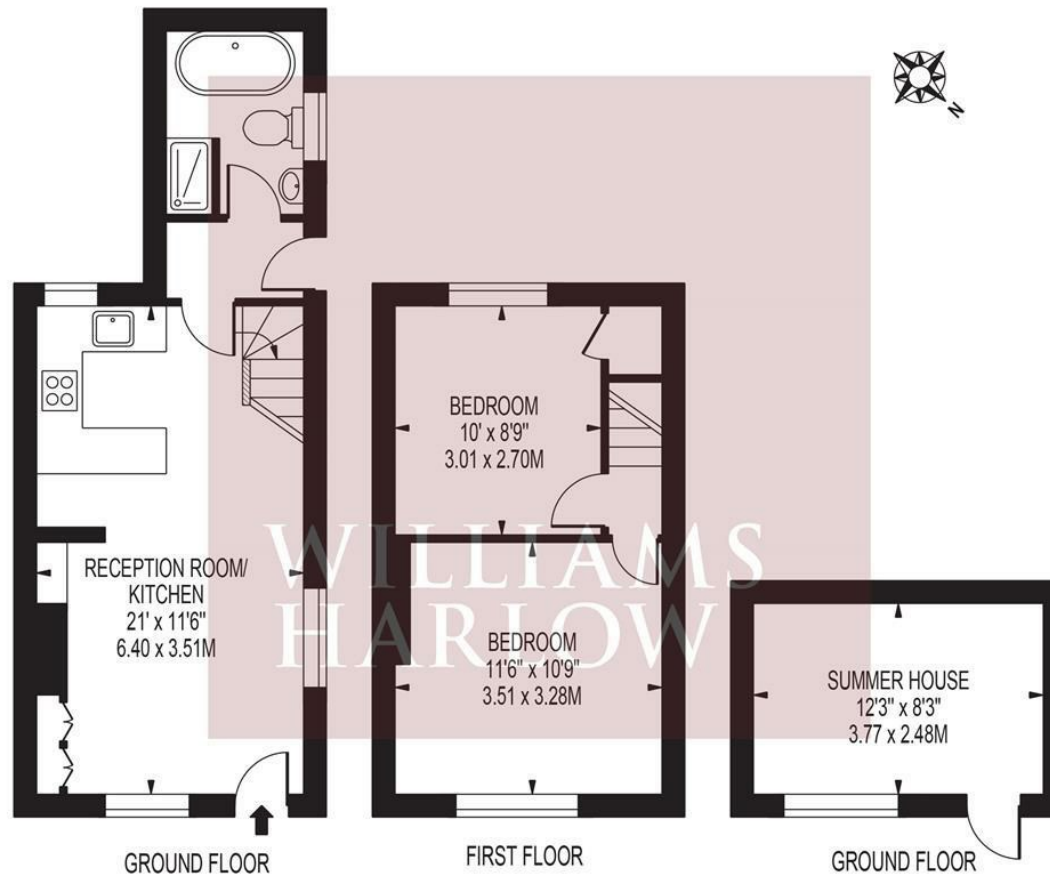
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

## MINT COTTAGES

APPROXIMATE GROSS INTERNAL FLOOR AREA: **552 SQ FT - 51.28 SQ M**

(EXCLUDING SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: **101 SQ FT - 9.35 SQ M**



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			82
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

