



Kingscroft Road, Banstead, Surrey
Offers In The Region Of £600,000 - Freehold

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**WILLIAMS
HARLOW**











Situated in the tranquil cul-de-sac of Kingscroft Road, Banstead, this remarkable double fronted semi-detached house presents an exceptional opportunity for discerning buyers. With an impressive 3 reception rooms, this property offers an abundance of space, perfect for both entertaining and family living. The home features four well-proportioned bedrooms, providing ample accommodation for families or those seeking extra room for guests.

The property boasts a single bathroom, ensuring convenience for daily routines. One of the standout features of this residence is the generous parking space, accommodating up to five vehicles.

The house is ideally situated within an easy walking distance to the charming Woodmansterne Village, where you can enjoy local shops and amenities. Families will appreciate the proximity to excellent local schools, making this an ideal choice for those with children. Additionally, the surrounding area offers miles of open countryside, perfect for leisurely walks and outdoor activities.

One of the most attractive aspects of this property is its expansive garden, which is among the largest on the road. This outdoor space provides a wonderful opportunity for gardening enthusiasts or simply a serene retreat for relaxation and play.

In summary, this characterful semi-detached house on Kingscroft Road is a rare gem, combining spacious living with a prime location. It is an opportunity not to be missed for those seeking a family home in a peaceful yet accessible setting.

THE PROPERTY

An opportunity to acquire a character double front semi-detached house to grow and flourish. The property has spacious accommodation over two floors which would be adaptable for a multitude requirements for family and staying guests where there are three good sized reception rooms. One of the bedrooms is located to the ground floor with three generous bedrooms to the first floor and a family bathroom. The property dates from 1920's and sits proudly confident in its surroundings with superior frontage providing plentiful off street parking plus a sizeable rear garden. The total accommodation comprises of three reception rooms, four

bedrooms, kitchen and bathroom. The flexibility and practicality of the layout offers an extra dimension to busy lifestyles, elderly parents, teenage children or staying guests.

OUTDOOR SPACE

The rear garden is a particular standout feature of the property and is accessed via double opening gates to the side where there is a covered car port. There is outside power and outside lighting. The garden overall is principally laid to lawn and affords a high degree of privacy, mature trees and high hedging. All is ideal for entertaining and relaxed evenings unwinding in the garden. Towards the end of the garden there are one metal, one plastic and one wooden garden shed. There is also a further area of hardstanding.

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.

VENDOR THOUGHTS

We always wanted to buy this house from the moment we saw the accommodation. We have extended the property to afford a sizeable home for our growing family and grandchildren. We now seek to downsize and start a new chapter in our lives out of the area.

WHY YOU SHOULD VIEW

The property is ideally situated, as it is within a short drive of Banstead Village which offers a comprehensive range of high street shopping facilities but is within a short walk of the local shops at Woodmansterne Village. The countryside in this area is outstanding with miles of walks ideal for recreation and dog walking. The area is also served well by excellent schools.

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
405 Coulsdon South to West Croydon

LOCAL TRAINS

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

LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11

Chipstead Valley Primary School – Ages 2-11

The Beacon School Secondary School – Ages 11-16

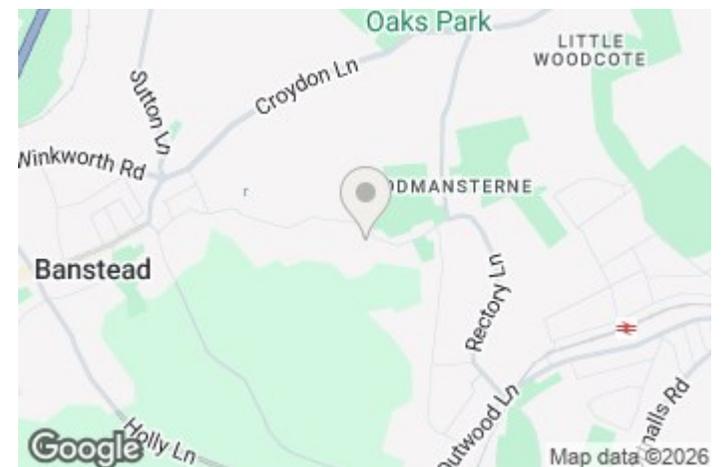
Woodcote High School - Ages 11-18

WHY WILLIAMS HARLOW

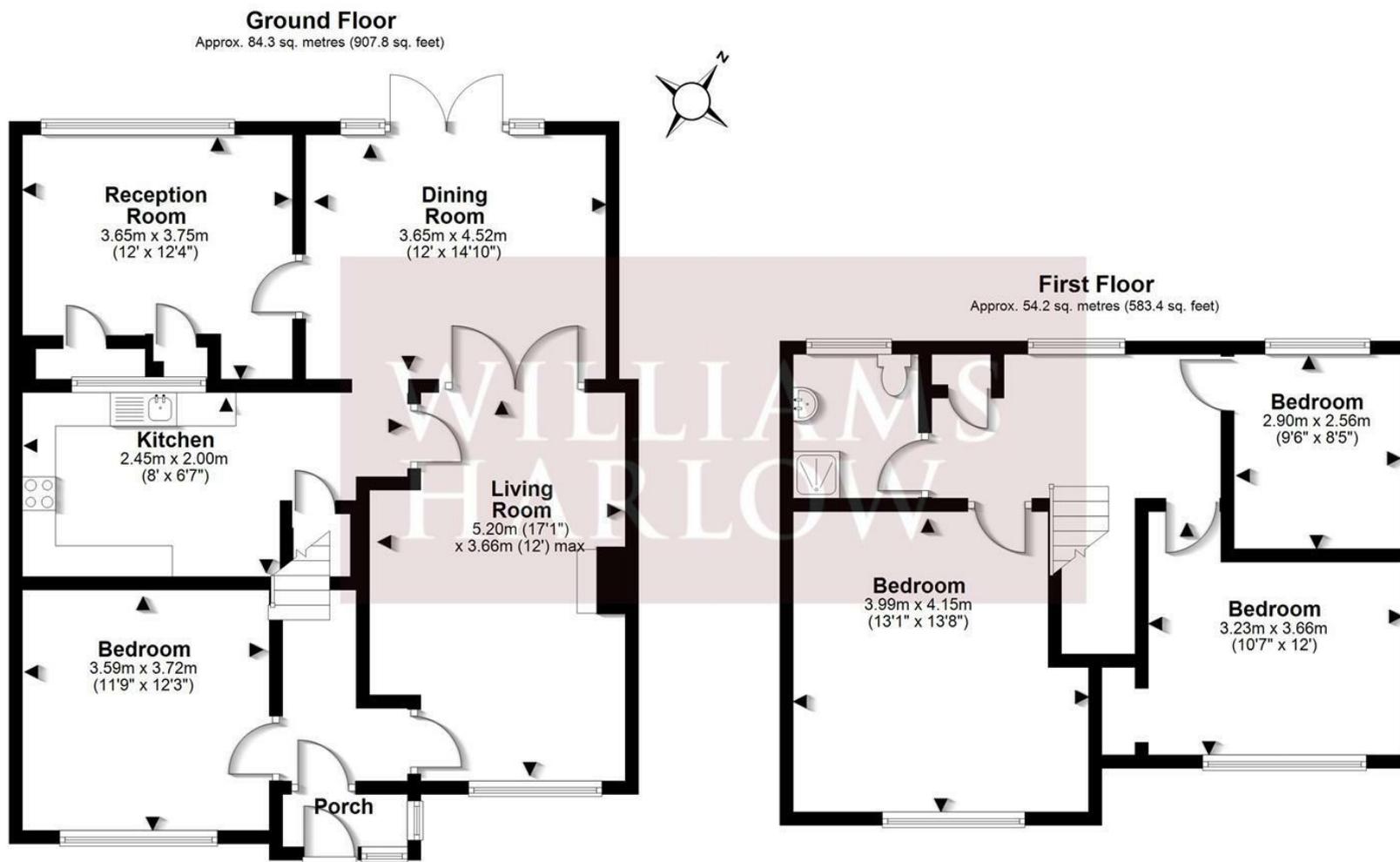
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COUNCIL TAX

Reigate & Banstead BAND D £2,448.79 2025/26



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Total area: approx. 138.5 sq. metres (1491.2 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 | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 69 | 77 |
| | EU Directive 2002/91/EC | |

