



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

**WILLIAMS  
HARLOW**

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Located in the charming cul-de-sac of The Gables, this delightful end terrace house in Banstead offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms and three inviting reception rooms, this adaptable family home is designed to cater to the needs of modern living.

The property has been sympathetically extended with a double storey extension, providing ample space for family gatherings and entertaining guests. The two bathrooms ensure that morning routines run smoothly, making it an ideal choice for families of all sizes.

One of the standout features of this home is the expansive rear garden extending to 70ft approx., which offers a serene outdoor space for relaxation and play. Additionally, the property includes a garage and parking for up to three vehicles, providing practicality and ease for busy households.

Situated towards the southern extremities of Banstead Village, residents will enjoy the benefits of a peaceful setting while being within easy walking distance of the village's amenities. This location offers a wonderful community atmosphere, with shops, cafes, and parks just a short stroll away.

In summary, this property at The Gables is a fantastic opportunity for those seeking a spacious and versatile family home in a desirable location. With its generous living spaces, ample parking, and beautiful garden, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.

FRONT DOOR

Part glazed porch door under recessed canopy with outside lighting, giving access to:

ENTRANCE PORCH

Recessed lighting. Storage cupboard. Radiator.

DOWNSTAIRS WC

Low level WC. Wash hand basin. Skylight window. Recessed lighting. Part tiled walls. Coat hanging. Mirror. Radiator.

LOUNGE AREA

A large full height window to the front. Glass enclosed staircase rising to the first floor. Original wood block flooring. Radiator. Wall lights. Coving. Downlighters. Understairs storage cupboard. Further storage cupboard. Coving. Opening through to the:

DINING ROOM

Continuation of the original wood block flooring. Coving. Downlighter. Radiator. Sliding patio doors giving access to a:

RECENTLY BUILT CONSERVATORY

Quarry tiled floor with independent heating. Connecting full height glazed door to the side with windows on either side all which enjoy an elevated view over the rear garden.

KITCHEN/BREAKFAST ROOM

Range of wall and base units comprising of roll edge work surfaces incorporating 1 1/2 stainless steel sink drainer with mixer tap. Space for washing machine. Rangemaster dual fuel range cooker with extractor above. Large larder cupboard. Space for upright fridge freezer. Control panel for the central heating. Doorway providing access to the:

SIDE LOBBY

Useful side passage and in turn leads to the:

INTEGRAL GARAGE

Power and lighting. Circuit breakers. Up and over door.

FIRST FLOOR ACCOMMODATION

GOOD SIZED LANDING

Reached via a straight staircase. Access to loft void. Airing cupboard.

MASTER BEDROOM

Double aspect room. 2 x windows to the side and window to the front enjoying a pleasant outlook. Radiator. Built in wardrobes. Coving. Downlighters.

EN-SUITE SHOWER ROOM

Shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap and cupboard below. Illuminated mirror. Fully tiled walls. Window to the rear. Wood effect flooring. Large linen cupboard.

BEDROOM TWO

A good sized double room with window to the front with a pleasant outlook. Radiator. Dual built in wardrobes providing useful hanging and storage.

BEDROOM THREE

Window to the rear enjoys a pleasant outlook over the rear garden. Fitted wardrobes. Coving. Radiator.

BEDROOM FOUR

Window to the front. Radiator. Overstairs storage cupboard. Coving.

BATHROOM

Panel bath with mixer tap and shower attachment. Wash hand basin with mixer tap and cupboard below. Low level WC. Fully tiled walls. Heated towel rail. Window to the rear. Coving. Downlighters.

OUTSIDE

FRONT

The property is in an ideal secluded position within the corner of this cul-de-sac and benefits from having two off street parking spaces to the front. There are various flower/shrub borders and an area of lawn. A pathway provides access to the front door. Here you can also access the garage and there is a useful side passage along the side of the garage to access the side lobby and the:

REAR GARDEN

21.34m x 10.06m approximately (70'0 x 33 approximately)  
There is a patio immediately to the rear. The garden is laid to various areas. The foremost closest to the property are two areas of level lawn flanked mature flower/shrub borders. Towards the end of the garden there are various raised vegetable growing areas and a further patio with pergola, ideal for summer evenings.

COUNCIL TAX

Reigate & Banstead BAND E2,859.20 2024/25





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## THE GABLES

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1348 SQ FT - 125.26 SQ M


(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 135 SQ FT - 12.58 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) <b>A</b>	<b>72</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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