



Tumblewood Road, Banstead,
Guide Price £875,000 - Freehold



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**WILLIAMS
HARLOW**











Located on the charming Tumblewood Road in Banstead, this delightful 1930s THREE / FOUR BEDROOM detached house, built by the esteemed Downs Estates, presents a wonderful opportunity for those seeking a family home with great potential. Boasting four spacious reception rooms, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, while the bathroom is conveniently located to serve the household.

One of the standout features of this home is the generous parking capacity, accommodating up to seven vehicles, which includes a double carport and a garage. This is a rare find in residential properties and adds significant value for families with multiple cars or those who enjoy hosting guests.

The expansive garden plot is a true highlight, offering a blank canvas for gardening enthusiasts or families looking to create their own outdoor oasis. While the property is in need of some modernisation, it presents an exciting opportunity for buyers to put their personal stamp on it. Furthermore, there is potential for extension, subject to the necessary planning consent, allowing for further enhancement of this already spacious home.

Ideally situated, this property is within easy reach of excellent local schools, making it perfect for families. Additionally, Nork Park is just a stone's throw away, providing a lovely green space for outdoor activities and leisurely strolls. With no onward chain, this home is ready for its new owners to move in and start creating lasting memories. Don't miss the chance to view this promising property that combines character, space, and potential in a sought-after location.

THE PROPERTY

A handsome Downs Estate detached house which is glorious in nature and aspirational in promise. The property has been in the same family for a number of years and is in one of the finest residential roads in this side of Banstead. The property does require an element of modernisation, however, it affords the prospective purchaser the opportunity to produce a luxury family home where multiple generations will exist in total harmony. The property unusually offers a generous entrance reception with an inglenook fireplace which leads onto an extended sitting room to the rear. The dining room is to the front and also there is a kitchen with further snug/sun room to the rear and a shower room to the front. The property is built over three floors and has three good sized bedrooms to the first floor with a re-fitted bathroom and a loft room to the second floor, currently being used as a 4th bedroom. The property retains a wealth of original features including claygate fireplaces, the inglenook fireplace already mentioned in the entrance reception room, beamed ceilings and original bell push system.

OUTDOOR SPACE

This certainly will not disappoint as it has one of the largest garden plots within the area and has the original remaining part of Tumblewood towards the end of the rear garden where there are an array of trees, some with preservation orders. This area was originally an ancient trackway. The remainder of the garden is mainly laid to level lawn and offers a degree of privacy with an array of mature trees, flower and shrub borders. There are various garden sheds. The front has been thoughtfully hard landscaped providing parking for up to four vehicles with an additional car port to the side providing parking for two further vehicles which leads to a single garage with an inspection pit.

THE LOCAL AREA

Banstead Nork is a superb area if you haven't already visited. It offers a local range of shopping facilities at Nork Way and excellent primary and secondary schools alongside Nork park which is ideal for recreation. Banstead mainline train station is also reached within a short walk offering services to Sutton and London. This popular residential area has great appeal, surrounded by easy access to green open spaces, a peaceful neighbourhood which will allow you to enjoy evening walks without a second thought and a community where people feel invested.

WHY YOU SHOULD VIEW

We are incredibly honoured to represent this house, it comes with everything good about Downs Estate detached house in one of the most popular areas of Banstead. We feel that the new owners will settle quickly and enjoy many years here. The whole family will be served well by local schools, transport, shops, restaurants and an all round sense of security.

LOCAL SCHOOLS

Warren Mead Junior School – Ages 7-11
Warren Mead Infant School – Ages 2-7
Epsom Downs Community School – Ages 3-11
Shawley Community Primary Academy – Ages 2-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Tottenham Corner Station – London Bridge, 1 hour 9 min

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

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

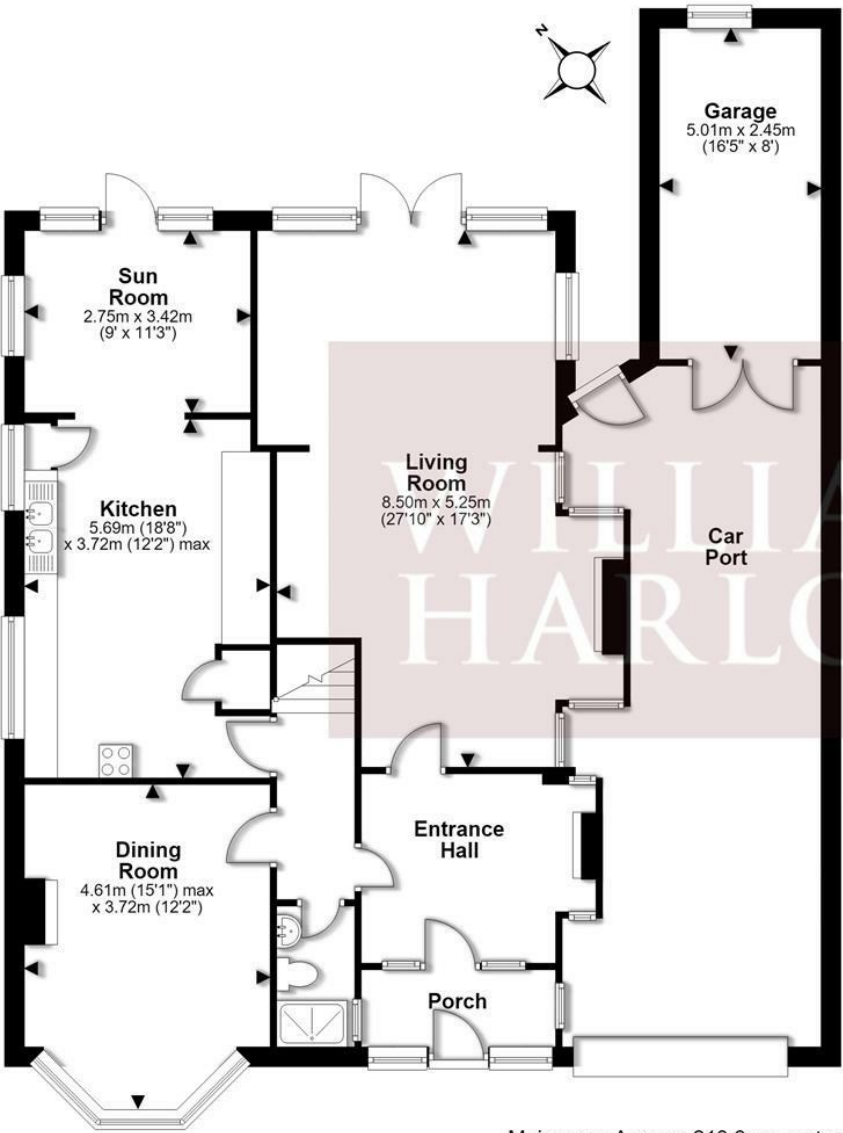
Reigate & Banstead BAND G £4,259.77 2026/27



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.

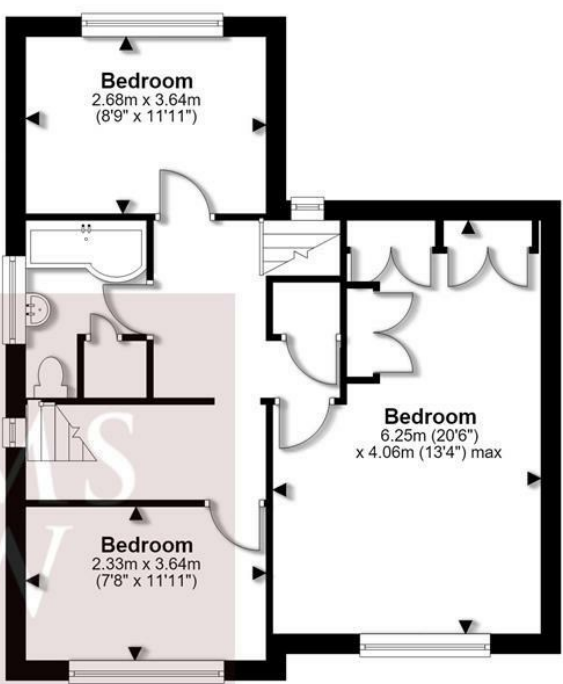
Ground Floor

Main area: approx. 140.3 sq. metres (1510.1 sq. feet)
Plus garages, approx. 12.2 sq. metres (131.8 sq. feet)



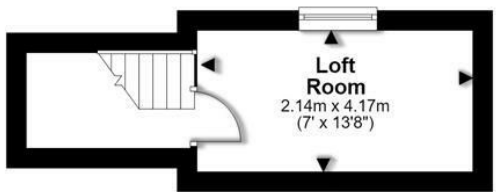
First Floor

Approx. 60.3 sq. metres (649.4 sq. feet)



Second Floor

Approx. 12.7 sq. metres (136.2 sq. feet)



Main area: Approx. 213.3 sq. metres (2295.8 sq. feet)
Plus garages, approx. 12.2 sq. metres (131.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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