



Greenhayes Avenue, Banstead,
£825,000 - Freehold

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**WILLIAMS
HARLOW**











*** PRIME BANSTEAD VILLAGE *** Located on the desirable Greenhayes Avenue in Banstead, this charming detached house, offers a wonderful opportunity for families seeking a spacious and adaptable home. With four well-proportioned bedrooms and three inviting reception rooms, this property provides ample space for both relaxation and entertaining.

The ground floor features a delightful layout, allowing for versatile use of the reception rooms, which can easily accommodate family gatherings or quiet evenings in. The property also boasts a large bathroom and a garage, along with parking for up to two vehicles, ensuring convenience for residents and guests alike.

One of the standout features of this home is the attractive west-facing rear garden, which extends to 90 feet, providing a private oasis for outdoor enjoyment. This garden is perfect for summer barbecues or simply unwinding in the sun, all while enjoying a good degree of seclusion.

Situated just a short stroll from Banstead Village High Street, residents will appreciate the proximity to a variety of shops, cafes, and amenities. Additionally, Banstead train station is within walking distance, making commuting to London and beyond a breeze. Families will also benefit from being close to several reputable local schools, enhancing the appeal of this location.

With no onward chain, this property is ready for its new owners to make it their own. There is also potential for extension, subject to the necessary consents, allowing for further personalisation to suit your needs. This cherished home is a rare find in a sought-after area, and it promises to be a wonderful place to create lasting memories.

THE PROPERTY

This property with its handsome frontage is located in the ever popular Greenhayes Avenue synonymous as a peaceful, tranquil neighbourhood within a short walk of Banstead Village and Banstead mainline train station. This property has not been to the market since 1975 and offers a wealth of character features throughout. The property flows well and is entered via a porch through the original front door to a spacious entrance hallway with a staircase giving access to the first floor. To the front you will find a generous lounge with a dining room to the rear leading onto an additional sun room overlooking the lovely rear garden. The kitchen with an original larder also enjoys an outlook over the pretty rear garden. There is also the benefit of a downstairs WC and an integral garage which is accessed from the entrance porch which could possibly be converted, dependent upon the buyers requirements. First floor has a bright generous landing with three double bedrooms, a single bedroom served by a spacious bathroom and separate

WC. The property benefits with the original parquet flooring in the lounge, hallway and dining room and a new boiler was installed approximately 3 years ago.

OUTDOOR AREA

The plot is generous and is of a westerly aspect. To the front there is a driveway providing off street parking for two vehicles, attractive front garden and garage. Access to the front door is located to the side and to the other side there is a useful side access to the rear garden which extends to approximately 90 ft. There is a patio to the rear, garden shed, side shed (providing access to the front) and greenhouse. The rear garden is sunny, delightful and offers an array of mature trees, flower/shrub borders with the remainder mainly laid to level lawn and offers a good degree of privacy.

FROM THE SELLER

The house has been perfect for our family life and the location superb so close to Banstead Village High Street, all the amenities Banstead has to offer including the local schools plus an easy access to Banstead train station. Sadly the time has come for the family to sell but we do hope the new owners will enjoy the property as much as we did.

KEY FEATURES

- No onward chain.
- Three reception rooms.
- Four bedrooms.
- Superb sunny westerly aspect rear garden.
- New boiler installed approximately three years ago.
- Very close proximity to Banstead Village High Street, schools and public transport.
- Great potential to extend (STPP), modernise and put your own stamp on it.

THE LOCAL AREA

Banstead Village is within short walking distance and offers a thriving High Street with plentiful independent shops, coffee shops, restaurants, supermarkets including Waitrose and Marks & Spencer's Foodhall plus excellent local schools. Banstead Downs and Banstead train station are also both an easy short walk away as is the bus stop making commuting a breeze. The area is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought and a community where you feel fully invested.

LOCAL SCHOOLS

- St Anne's Catholic Primary School – Ages 4-11
- Banstead Infant School – Ages 4-7
- Banstead Community Junior School – Ages 7-11
- 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
- Sutton to St Pancras International 47 minutes
- Sutton to Blackfriars - 38 minutes
- Sutton to Wimbledon - 17 minutes

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 £4,249.77 2026/27

DISCLOSURE

Under The Estate Agency Act 1979 we are obliged to disclose that a staff member of Williams Harlow has an interest in this property.



Banstead Office

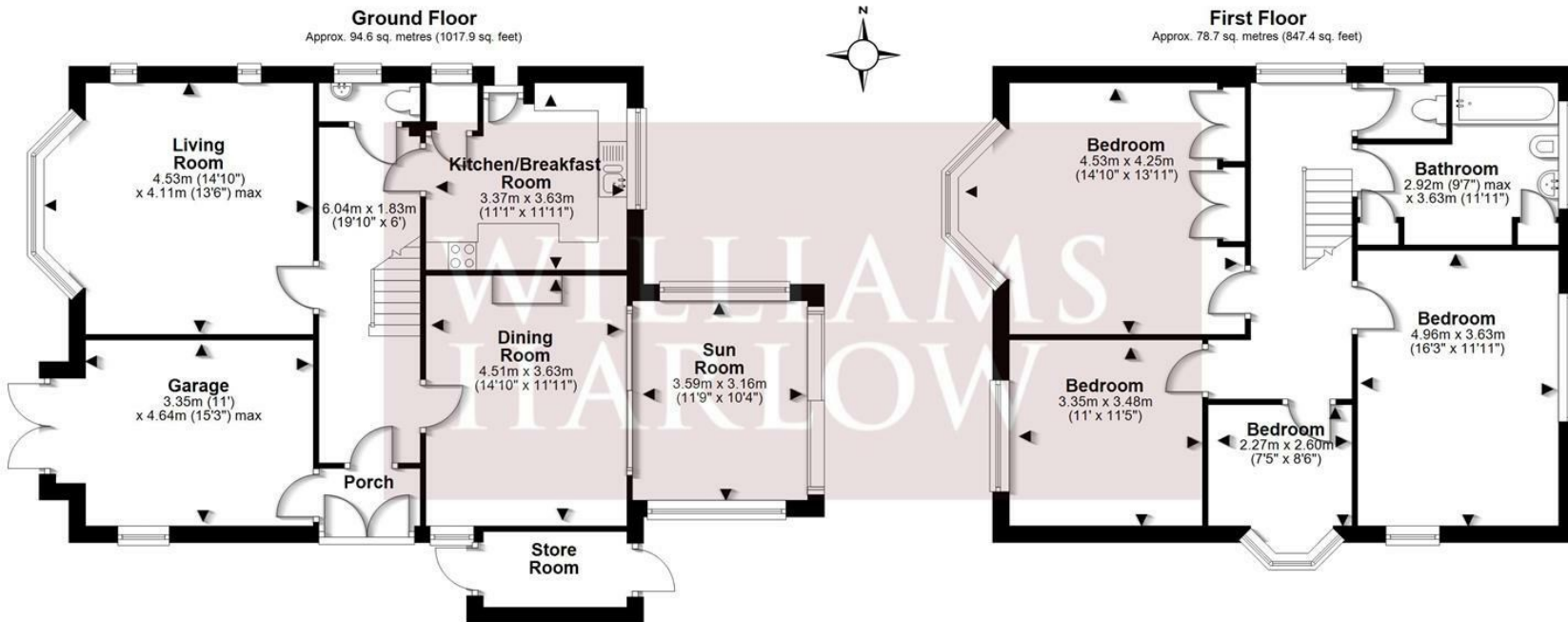
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Total area: approx. 173.3 sq. metres (1865.3 sq. feet)