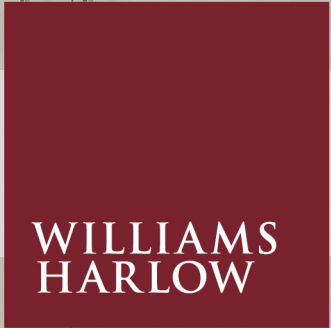




Rectory Lane, Banstead, Surrey  
Offers In Excess Of £625,000 - Freehold

























This stunning four bedroom semi-detached house offers an exceptional living experience. Completely remodelled to a high specification, the property boasts a deceptive amount of space spread over three well-designed floors. With four generously sized bedrooms, it is perfect for families seeking comfort and style.

The heart of the home is a welcoming reception room that flows seamlessly into a modern kitchen, ideal for both entertaining and everyday living. The three bathrooms provide ample facilities for family and guests, ensuring convenience and privacy.

Outside, the sizeable rear garden presents a wonderful opportunity for outdoor enjoyment, whether it be for children to play or for hosting summer gatherings. Additionally, the property features off-street parking for two vehicles, a valuable asset in this desirable area.

Situated close to excellent local schools, this home is perfect for families prioritising education. Furthermore, the proximity to open countryside offers a delightful escape into nature, making it an ideal location for those who appreciate both convenience and tranquillity.

This property is a rare find in Banstead, combining modern luxury with practical living. It is a must-see for anyone looking to settle in a vibrant community with all the amenities at their doorstep. NO ONWARD CHAIN.

## THE PROPERTY

Ready to view now this typical mid 1930's bay fronted handsome semi detached house occupies an elevated position to the roadway in a semi-rural location. The property has been meticulously refurbished by the present owners. It has been sympathetically extended both to the rear and the second floor. The property is ideally situated for growing families and those who have long staying guests. The property is extremely well served by local schools, local schools and mainline train stations within walking distance such as Chipstead and Woodmansterne with routes to London.

## OUTSIDE SPACE

The property has gardens to the front and rear. The rear garden is enclosed and offers a degree of privacy. Towards the end of the garden there is a further elevated patio with outside summer house. The area would be ideal for relaxation and entertainment. To the front there is off street parking for two vehicles.

## LOCAL AREA

The property is located with open countryside on your doorstep as well as close to local shops at Rectory Lane, Chipstead Station Parade or Woodmansterne Village, excellent local schools, local public transport and a variety of local pubs. Banstead Village or Coulsdon town centre are both nearby and offer a wider range of local shops, supermarkets, cafe/restaurants etc.

## LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11  
Chipstead Valley Primary School – Ages 2-11  
Smitham Primary School - Ages 4-11  
Woodcote Primary School - Ages 4-11  
Keston Primary School - Ages 4-11  
The Beacon School Secondary School – Ages 11-16  
Woodcote High School - Ages 11-18  
Oasis Academy Coulsdon - Ages 11-18

## LOCAL TRAINS

Chipstead or Woodmansterne – London Bridge – Approx. 42 minutes  
Coulsdon South to London Victoria – 30 minutes  
Coulsdon South to Horsham – 45 minutes  
Purley to London Victoria - 15 minutes  
Purley to London Bridge - 23 minutes

## WHY WILLIAMS HARLOW

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## COUNCIL TAX

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





Banstead Office

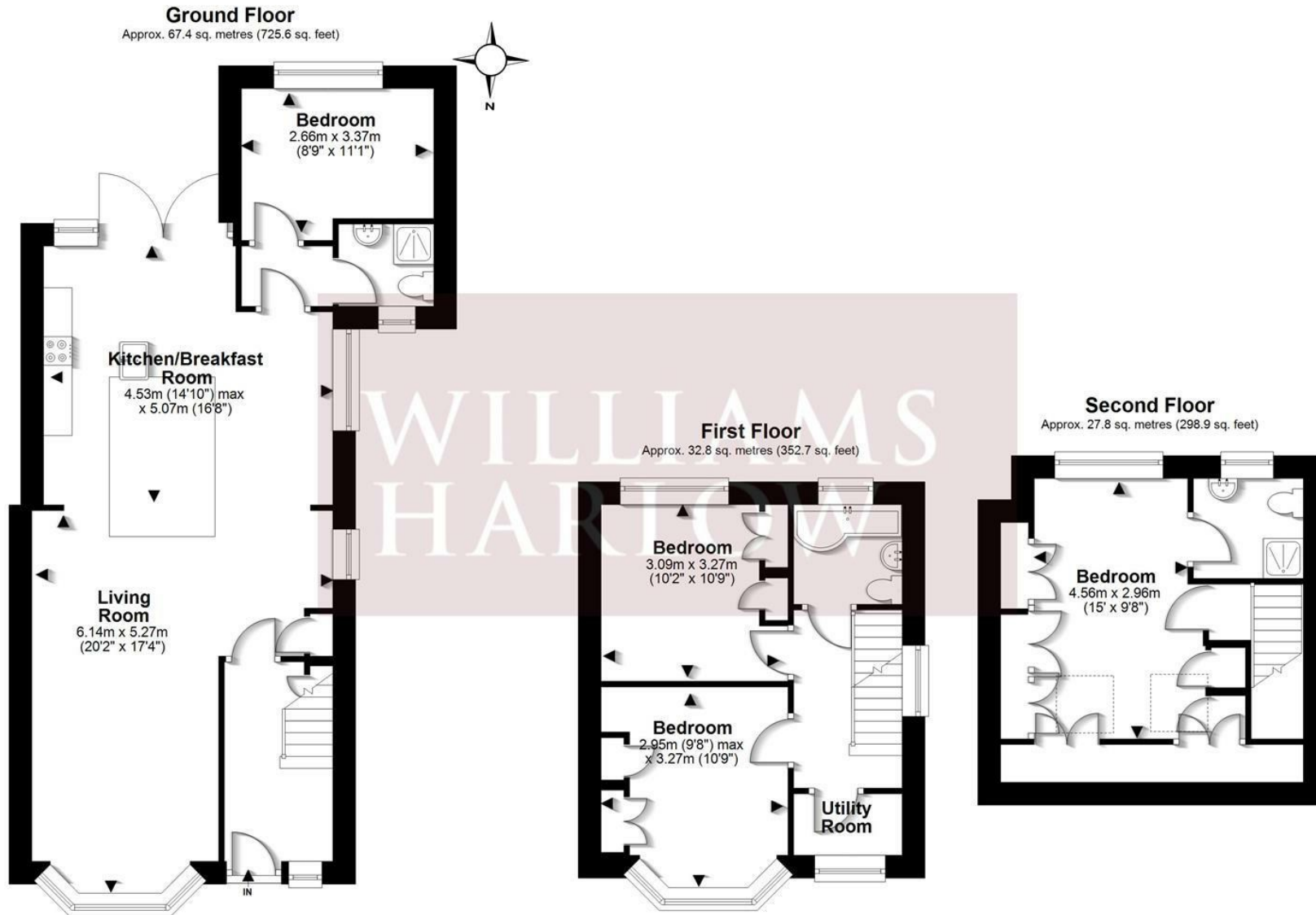
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Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances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



Total area: approx. 127.9 sq. metres (1377.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>82</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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