



Blue Cedars, Banstead,
Offers In The Region Of £875,000 - Freehold



**WILLIAMS
HARLOW**











This delightful detached house presents an excellent opportunity for families seeking a spacious and characterful home. With four well-proportioned bedrooms and two bathrooms, this property is designed to accommodate the needs of modern family life.

Upon entering, you are welcomed by two inviting reception rooms, including a generous lounge that offers a perfect space for relaxation and entertaining. The adjoining conservatory bathes the area in natural light, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the expansive kitchen and dining room, which provides ample space for family meals and gatherings.

Set within a sizeable garden plot, the property boasts plentiful outdoor space, ideal for children to play or for hosting summer barbecues. The attached double garage and parking for up to four vehicles ensure that convenience is at the forefront, making it easy for family and friends to visit.

The location is particularly advantageous, with both primary and secondary schools within easy reach, making the school run a breeze. This home is perfect for those looking for a peaceful yet accessible setting.

With no onward chain, this property is ready for you to move in and make it your own. Don't miss the chance to secure this wonderful family accommodation in a sought-after area.

THE PROPERTY

A handsome detached house which occupies a considerably larger plot than many others within the development. Confident in its surroundings with a superior road frontage, this charming and very alluring property dates from the 1980's. There is an impressive hallway with stairs to the first floor and downstairs WC. The property has been tastefully modernised throughout with a good standard kitchen and bathroom plus there is an additional conservatory which enjoys a pleasant outlook over the rear garden. To the first floor there are four good sized bedrooms with an en-suite to the master bedroom plus the family bathroom. The flexibility and practicality of the layout affords an extra dimension to busy lifestyles, families and staying guests.

OUTDOOR SPACE

The plot is generous in its proportions, larger than many others with a road frontage of 50 feet. The rear garden extends to 75 feet approximately and is of a southerly aspect. Without doubt the garden is one of the most impressive in the area. It has taken years of investment and offers an impressive patio and a high degree of privacy. This garden absolutely needs to be seen.

THE LOCAL AREA

Nork, Banstead is a delightful neighbourhood if you haven't already visited and unlike many other Surrey towns it offers quiet peaceful living but yet is close excellent parks and good local schools. Local shopping facilities can be found at Nork Way alongside a doctors surgery, as well as at The Driftbridge at Epsom Downs. Mainline rail services run from Banstead station and there is easy access to the A217 road network which links to London and the M25 London Orbital. The area exemplifies a strong sense of community, where people feel invested.

VENDOR THOUGHTS

The property has been in our ownership since 2007 and has been an ideal home for us and holds many happy memories. We hope the new owners enjoy the property as much as we have in this peaceful wonderful neighbourhood.

WHY YOU SHOULD VIEW

We are incredibly honoured to represent this house and it comes with everything good about Nork, Banstead. The property is ideally located in a quiet position and has a sizeable southerly aspect garden. The plot is outstanding as are many of the other local amenities.

KEY FEATURE

Four bedrooms - En-suite - Family bathroom - Conservatory - Lounge - Downstairs WC - Kitchen/Diner - Plentiful parking for up to 4 vehicles - Double detached garage - South aspect rear garden

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

Ewell West Station – Waterloo 33 minutes

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)

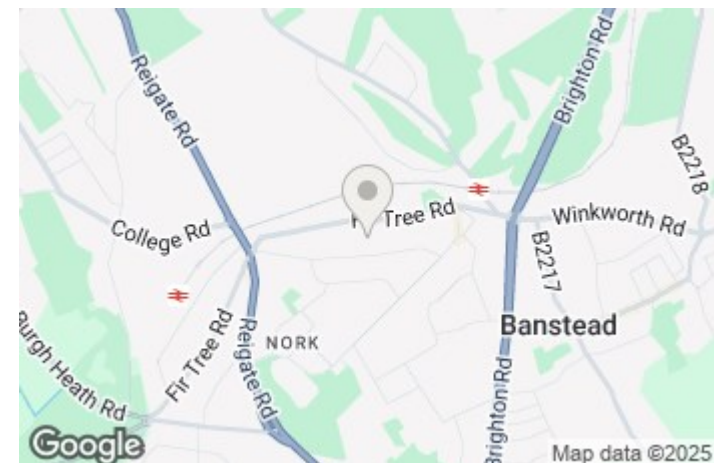
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

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 £4,081.32 2025/26



Banstead Office

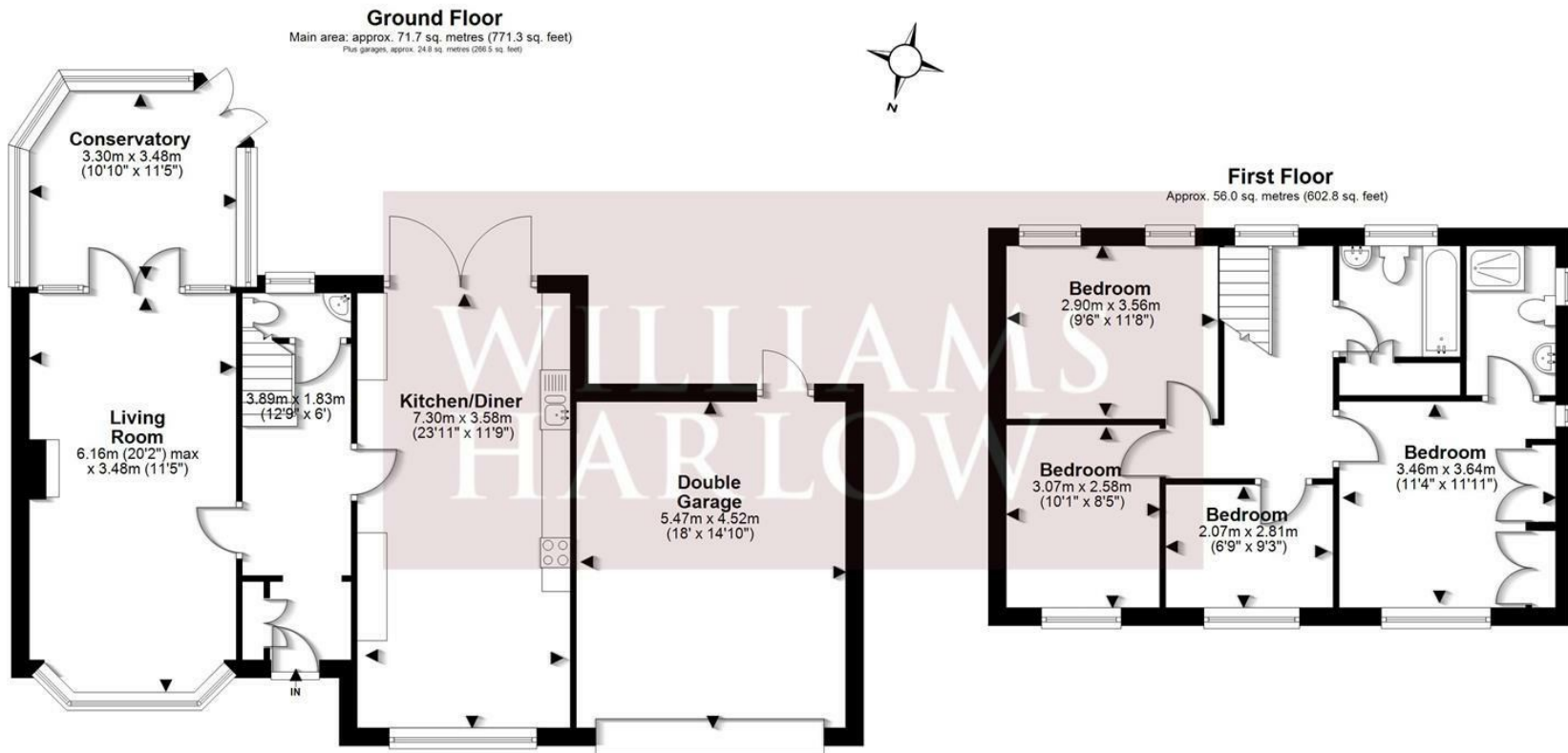
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	73	
(39-54) E		
(21-38) F		73
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Main area: Approx. 127.7 sq. metres (1374.1 sq. feet)
Plus garages, approx. 24.8 sq. metres (266.5 sq. feet)