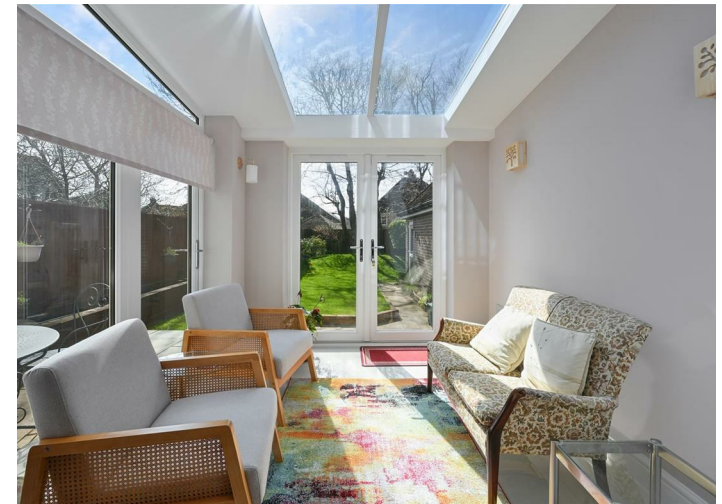




Birch Close, Banstead,  
Offers In The Region Of £750,000 - Freehold



**WILLIAMS  
HARLOW**











Located in Birch Close, Banstead, this delightful townhouse offers a perfect blend of comfort and convenience. With three/ four spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking ample living space. The interior is in excellent condition, allowing you to move in without the need for any immediate renovations.

The house boasts two inviting reception rooms, providing versatile spaces for relaxation and entertainment. Whether you prefer a cosy family gathering or hosting friends, these rooms cater to all your needs.

Additionally, the property features a garage and a driveway with parking for up to three vehicles, ensuring that parking is never a concern.

One of the standout features of this home is its prime location. Just a short walk from Banstead train station, commuting to London or other nearby areas is both easy and convenient.

This property is not just a house; it is a place where you can create lasting memories. With its appealing features and excellent location, it is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely home your own.

## THE PROPERTY

A modern three/ four bedroom townhouse located in a quiet residential cul-de-sac. The accommodation comprises of two reception areas, dining room, living room and study/ bedroom. To the first floor there are there is also a modern kitchen/breakfast room and three well appointed bedrooms upstairs, of which two have en-suites. and a family bathroom.

## OUTDOOR AREA

The front of the property provides ample off street parking, access to the garage and access to the rear garden. The rear garden is well maintained and offers a good degree of privacy.

## THE LOCAL AREA

The property is located in the Nork area of Banstead just off of Fir Tree Road within easy walking distance to the local shops, restaurants and amenities at Nork, Banstead mainline train station and bus stops plus excellent local schools. Banstead Village High Street is approximately half a mile away with a range of shops, restaurants, supermarkets and the area is surrounded and well served by vast green open spaces.

## KEY FEATURES

Two reception rooms - Three/ Four bedrooms - Three bathrooms - Kitchen/breakfast room - Garage - Easy walk to amenities and public transport.

## 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  
Tattenham Corner Station – London Bridge, 1 hour 9 min  
Sutton – London Victoria 33 minutes  
Sutton to London Bridge 39 minutes

## LOCAL SCHOOLS

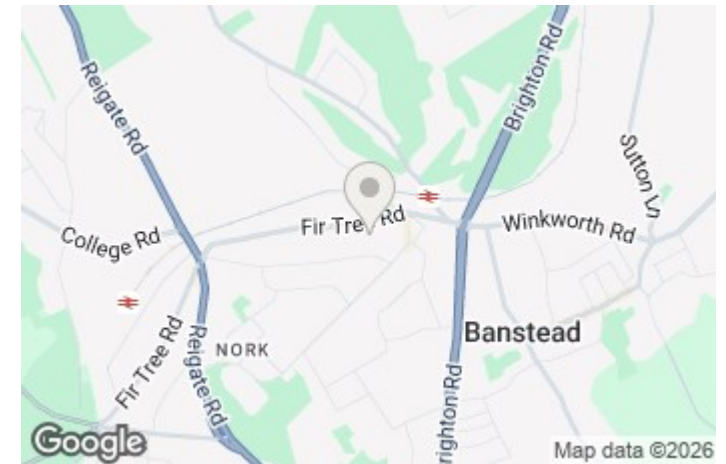
Warren Mead Infant School – Ages 2-7  
Warren Mead Junior School – Ages 7-11  
St Annes Catholic Primary School – Ages 4-11  
Banstead Infant School – Ages 4-7  
Banstead Community Junior School – Ages 7-11  
The Beacon School Secondary School – Ages 11-16  
Banstead Preparatory School – Aged 2-11  
Aberdour School – Ages 2-11

## WHY WILLIAMS HARLOW

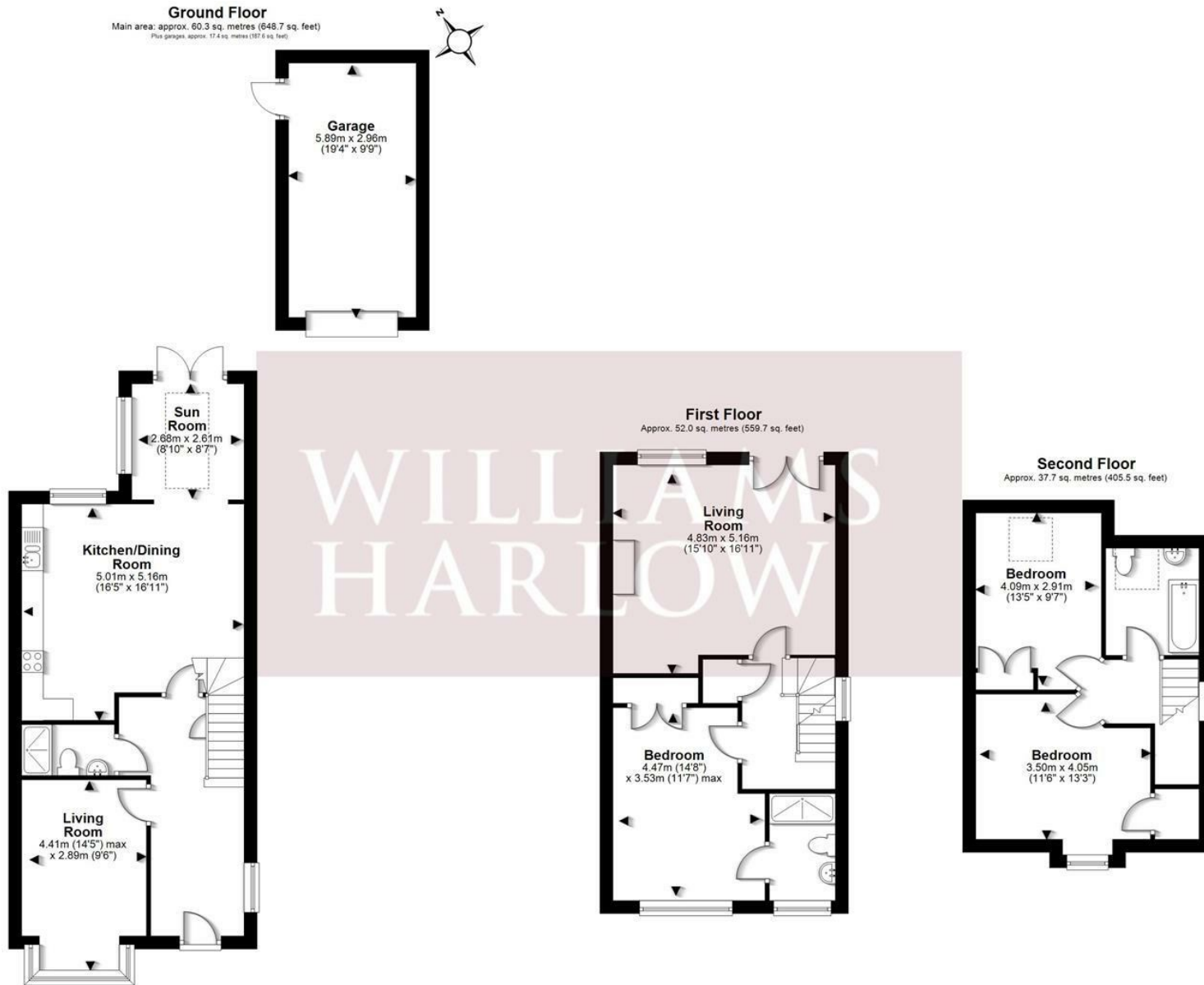
From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## COUNCIL TAX

Reigate & Banstead BAND F £3,537.14 2025/26



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.



Main area: Approx. 149.9 sq. metres (1613.9 sq. feet)  
Plus garages, approx. 17.4 sq. metres (187.6 sq. feet)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 83                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 79      |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

WILLIAMS  
HARLOW