

Buff Avenue, Banstead, Surrey

£900,000 - Freehold

5 2 2

WILLIAMS HARLOW










BOXHILL













Located in the highly desirable Buff Avenue in Banstead village, this stunning semi-detached house is a true gem. With its attractive gable front, the property boasts a wealth of character features that create a warm and inviting atmosphere. The home offers an impressive five bedrooms, providing ample space for families or those seeking extra room for guests or a home office.

The layout includes two spacious reception rooms, perfect for entertaining or relaxing with loved ones. The property also features two well-appointed bathrooms, ensuring convenience for all residents. A sympathetic extension to the rear enhances the living space, while a second-floor master suite offers a private retreat with delightful views.

Parking is a breeze with off street parking for two vehicles and a garage. For those with electric vehicles, the property is equipped with EV charging facilities, catering to modern needs.

This home is just a short walk from Banstead High Street, where you will find a variety of shops, cafes, and amenities. This combination of character, space, and convenience makes this property an exceptional opportunity for anyone looking to settle in this lovely area. Don't miss the chance to make this beautiful house your new home.

THE PROPERTY

This property is located in a highly desirable location and this incredibly attractive style, much admired by passing neighbours for many years and is an open expression of achievement effortlessly delivering modern, practical family living in which to grow and flourish. The property ideally suits a growing family or those with long staying guests. An absolute must to be seen in this rarely available gable front 1930s style. The house has been modernised and added to produce a luxury family home where multiple generations can exist in harmony. The total accommodation comprises of five bedrooms with a master suite to the second floor, four further bedrooms and a very spacious landing which could be used as a study area with a re-fitted bathroom serving the bedrooms on this floor. To the ground floor, a large kitchen/breakfast, lounge and dining room.

OUTSIDE AREA

The outside space certainly doesn't disappoint with the all important off street parking, garage to the front with a pathway to the side which provides access to the rear garden which extends to approximately 70 ft, maintained well by the present owners.

FROM THE VENDOR

We purchased this property from Williams Harlow and moved in 2012. The property offered a blank canvas for us to incorporate our own style and design to suit our family requirements. We extended the property to the side and also the second floor accommodation. We have created wonderful memories with family and friends but it is now time for us to move on. We do sincerely hope that the new owners enjoy the property as much as we have as it is ideally suited for local amenities and excellent schools.

LOCAL AREA

Banstead Village is a few moments walk away and offers a thriving High Street with plentiful independent shops, coffee shops, restaurants and supermarkets as well as public transport. The excellent local schools, parks and open countryside are also very nearby, which adds to its charm. 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 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

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

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

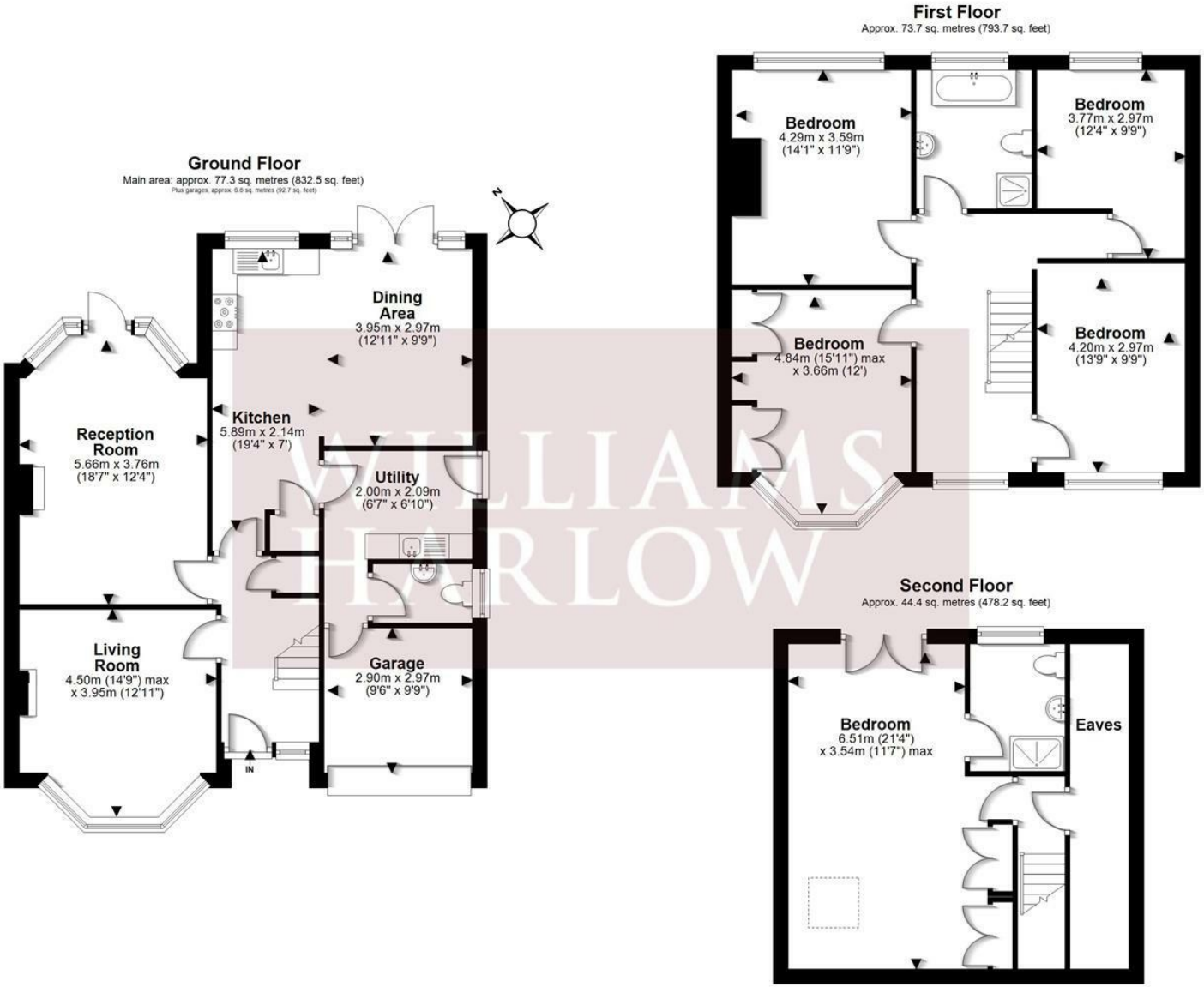
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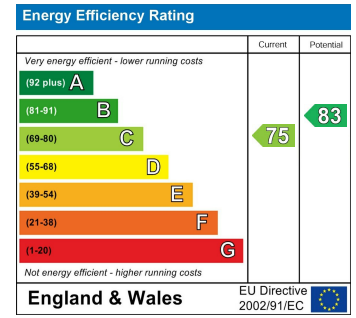


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Banstead Office
Call: 01737 370022
31 High Street, Banstead, Surrey,
SM7 2NH

banstead@williamsharlow.co.uk
www.williamsharlow.co.uk





Main area: Approx. 195.5 sq. metres (2104.5 sq. feet)
Plus garages, approx. 8.6 sq. metres (92.7 sq. feet)