



Kingscroft Road, Banstead,  
Asking Price £649,000 - Freehold

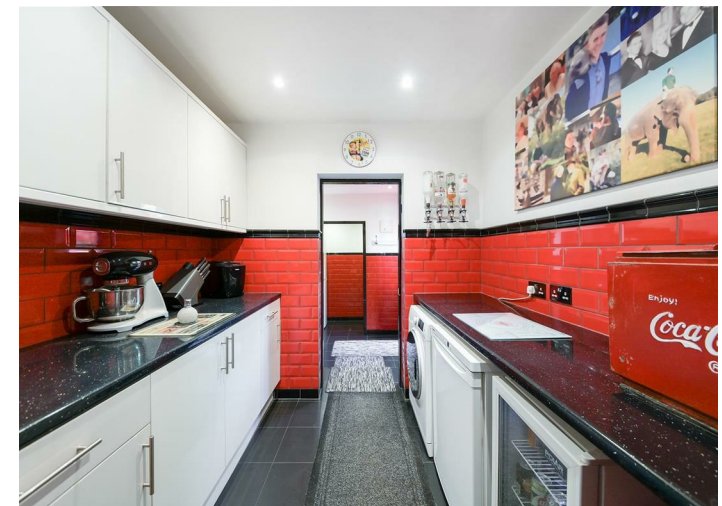
**WILLIAMS  
HARLOW**

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Located in the tranquil cul-de-sac this charming semi-detached house offers a perfect blend of comfort and convenience for family living. With four well-proportioned bedrooms and two bathrooms, this property provides ample space for a growing family. The two inviting reception rooms create a warm atmosphere, ideal for both relaxation and entertaining guests.

The house has undergone sympathetic extensions to both the side and rear, enhancing its living space while maintaining its character. This flexible accommodation allows for various configurations to suit your family's needs. The large attached garage and plentiful parking for up to four vehicles ensure that you will never be short of space for your cars or visitors.

Situated just a stone's throw from the picturesque village of Woodmansterne, residents can enjoy a delightful range of local shops, a welcoming village pub, and access to excellent local schools. For those who appreciate the great outdoors, the property is conveniently located within easy reach of open countryside, perfect for leisurely walks and family outings.

This home is not just a property; it is a lifestyle choice, offering a peaceful retreat while being close to essential amenities. With its attractive features and prime location, this semi-detached house on Kingscroft Road is an opportunity not to be missed.

## THE PROPERTY

This four bedroom semi detached house which we believe dates from the 1950's, sits proudly confident in its surroundings and has been sympathetically and thoughtfully designed by the present owners to effortlessly deliver modern and practical family living. The property for those who have not visited Kingscroft Road is a no-through road location just on the outskirts of Woodmansterne village. The property has been extended to both side and rear which affords an outstanding kitchen/dining room, separate utility room and also an adjoining boot room which could be use as a multitude of purposes. There is also a downstairs shower room as well as an upstairs bathroom where you will also find four good sized bedrooms.

## OUTDOOR SPACE

The property has a good size rear garden which extends to approximately to 96 feet and is without doubt one of the most attractive gardens in the area which has been thoughtfully and tastefully landscaped by the present owners. There is a stream feature, areas of lawn, an array of outbuildings and a patio affording the prospective purchaser privacy.

## THE LOCAL AREA

Woodmansterne Village is superb if you haven't already visited and a must see and is unlike many other Surrey villages and is well served by excellent local schools, local shops, village pub, sports clubs, parks and open countryside. Local transport links to Banstead approximately 1 1/2 miles away which offers a wider range of local independent shops and supermarkets. The area is a relaxed and peaceful neighbourhood which allows you to take evening walks without a second thought and a community where people feel invested.

## VENDOR THOUGHTS

We have adapted this home to our own individual requirements and have had many happy memories over the years. We hope the new owners will enjoy it as much as we have.

## WHY YOU SHOULD VIEW

We are incredibly honoured to represent this house, it encompasses everything good about living in a semi-rural position. It is our feeling the next owner will settle quickly and enjoy many years here. The whole family is served by excellent local schools, shops and transport and an all round sense of security.

## KEY FEATURES

Lounge - Large kitchen/breakfast room - Utility Room - Boot room - Downstairs shower - Four bedrooms - Large garage - Driveway providing parking for 3 vehicles - Landscaped rear garden extending to 96ft approx.

## 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  
405 Coulsdon South to West Croydon

## LOCAL TRAINS

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

## LOCAL SCHOOLS

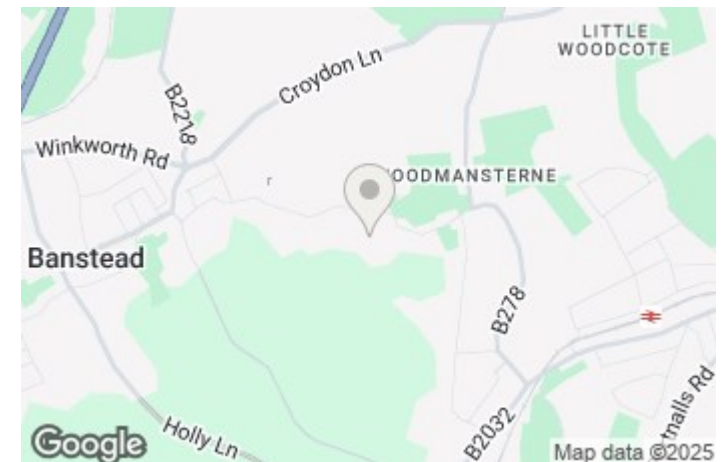
Woodmansterne Primary School – Ages 4-11  
Chipstead Valley Primary School – Ages 2-11  
The Beacon School Secondary School – Ages 11-16  
Woodcote High School - Ages 11-18

## 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.

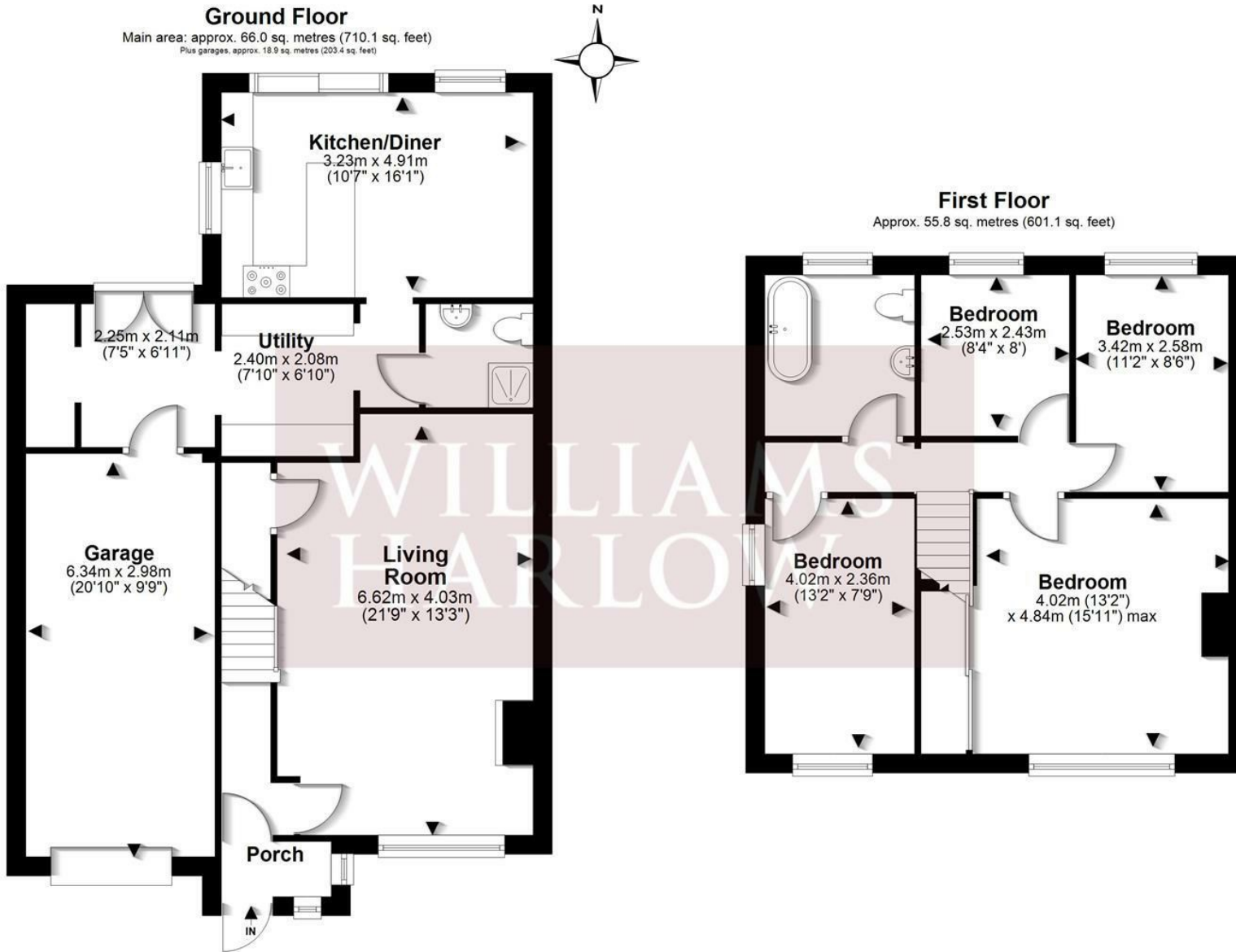
## COUNCIL TAX

Reigate & Banstead BAND E £2,992.97 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. 121.8 sq. metres (1311.1 sq. feet)  
Plus garages, approx. 18.9 sq. metres (203.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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