

Hillside, Banstead, Surrey

Asking Price £800,000 - Freehold

WILLIAMS HARLOW

3 1 2























Located in the charming cul-de-sac of Hillside, Banstead, this highly attractive double fronted detached bungalow offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms and two inviting reception rooms, this property is perfect for families or those seeking a peaceful retreat in an elevated position.

The bungalow is presented in excellent decorative order throughout, ensuring that you can move in with ease and enjoy your new home from day one. The fine mature gardens surrounding the property provide a serene outdoor space, ideal for relaxation or entertaining guests.

Location is key, and this property does not disappoint. It is conveniently close to local shops, making daily errands a breeze. Families and downsizers will appreciate the proximity to local facilities. Additionally, the Banstead mainline rail station is just a short distance away, providing excellent transport links for commuters. For those who enjoy the outdoors, Nork Park is nearby, offering a lovely area for walks and recreational activities.

This delightful bungalow is a rare find in a sought-after area, combining spacious living with a tranquil setting. It presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-maintained home. Do not miss the chance to make this charming property your own.

THE PROPERTY

The property comprises of a three bedroom detached bungalow with plentiful reception space and an additional rear reception which could be used as either a study or snug. The property is fitted to a very high standard throughout with exceptional kitchen and bathroom. There is plentiful parking to the front and all is positioned on a mature garden plot. The property has been widely admired for a number of years due to its outstanding kerb appeal.

OUTDOOR SPACE

The outdoor space enjoys a westerly aspect from the rear and a garden that has taken several decades to mature to its design and is both private and engaging. The large patio is perfect interlocker between the lush garden and the accessible interior. This exciting space is easy to picture on long lazy afternoons with guests and the garden extends to 85 feet and also enjoys a high degree of privacy. To the front there is plentiful parking via a private driveway and is also tastefully landscaped.

THE LOCAL AREA

Nork is superb if you haven't already visited and is a must unlike many other Surrey towns. Nork, Banstead offers excellent primary and secondary schools, private schools, local medical facilities, shops at Nork Way and Banstead mainline rail station. The area is also well served by areas of vast open spaces such as Nork Park which allows you to take evening walks and this is a community where people feel fully invested.

VENDOR THOUGHTS

The property has been in our ownership for a number of years and we very much enjoyed many happy family memories within the property. It has been full of fun, laughter and celebrations over the year and has acted as a hub for our extended family and friends. We do sincerely hope the new owners enjoy the property as much as we do.

WHY YOU SHOULD VIEW

Mixing with the other residents of Nork, this bungalow has a lot to offer, more than holds it own. A must view see. This fine property would suit either the retired downsizer or the family in equal measure.

KEY FEATURES

Entrance hall - Kitchen - Bathroom - Three bedrooms - Two reception rooms - Plentiful parking - Wonderful gardens

LOCAL SCHOOLS

Warren Mead Junior School – Ages 7-11
Warren Mead Infant School – Ages 2-7
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
Sutton Grammar School - Ages 11-18

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 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 F £3,537.14 2025/26



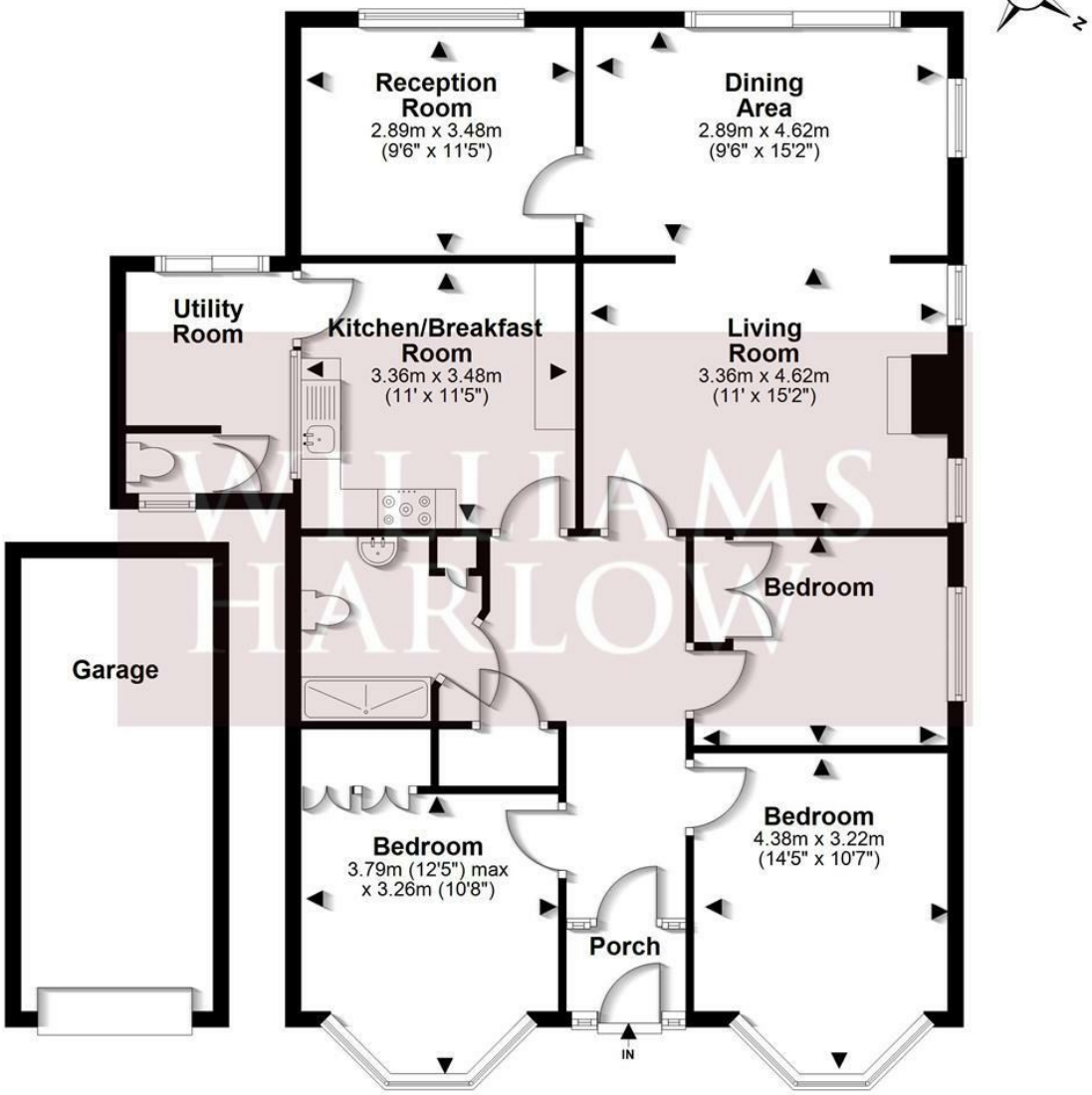
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Ground Floor

Approx. 123.1 sq. metres (1325.3 sq. feet)



Total area: approx. 123.1 sq. metres (1325.3 sq. feet)

