



Beckenshaw Gardens, Banstead, Surrey

Asking Price £575,000 - Freehold



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**WILLIAMS
HARLOW**











Situated in a quiet cul-de-sac location this bungalow offers a delightful blend of modern living and serene surroundings. With two well-proportioned bedrooms and a stylishly renovated open plan living area with modern kitchen and bathroom.

The current owner has also had a large outdoor garden room built that houses an additional recreation area currently used as a bar and additional lounge area. there is also an outside under cover seating area to match making this versatile space great for entertaining.

The property also benefits from off street parking, a garage and attractive rear garden.

The current owner has carried out a full renovation on this property since purchasing it making it a low maintenance property for the next owner.

The property is perfect for those seeking comfort and convenience with being close to local shops, pub, cricket green and bus rout. All this is just a few minutes drive from BANSTEAD VILLAGE.

Contact us to arrange your viewing now. **SOLE AGENTS.**

THE PROPERTY

A bright well maintained two bedroom bungalow which has been renovated by the current owners giving a large open plan living area and a good standard of kitchen and bathroom.

OUTSIDE SPACE

There is off street parking to the front and attractive garden to the rear with a large outdoor garden room.

LOCAL AREA

Woodmansterne village offers a semi-rural location with a few shops, post office, popular local pub, Woodmansterne Primary School as well a local rugby, football club and local transport. Woodmansterne is on the outskirts of Banstead Village which

offers a wider range of local amenities including supermarket, restaurant, cafes etc.

WHY YOU SHOULD VIEW

A well presented, low maintenance Freehold property with open plan living area, modern kitchen and bathroom and an outside garden room offering a great space for entertaining would make a perfect home, all located within the picturesque village of Woodmansterne and open countryside on your doorstep.

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

Kingswood, Chipstead, Woodmansterne – London Bridge –
Approx. 1 hour 2 min
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Tattenham Corner Station – London Bridge, 1 hour 9 min

LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11
Chipstead Valley Primary School – Ages 2-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11

EPC

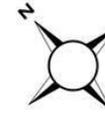
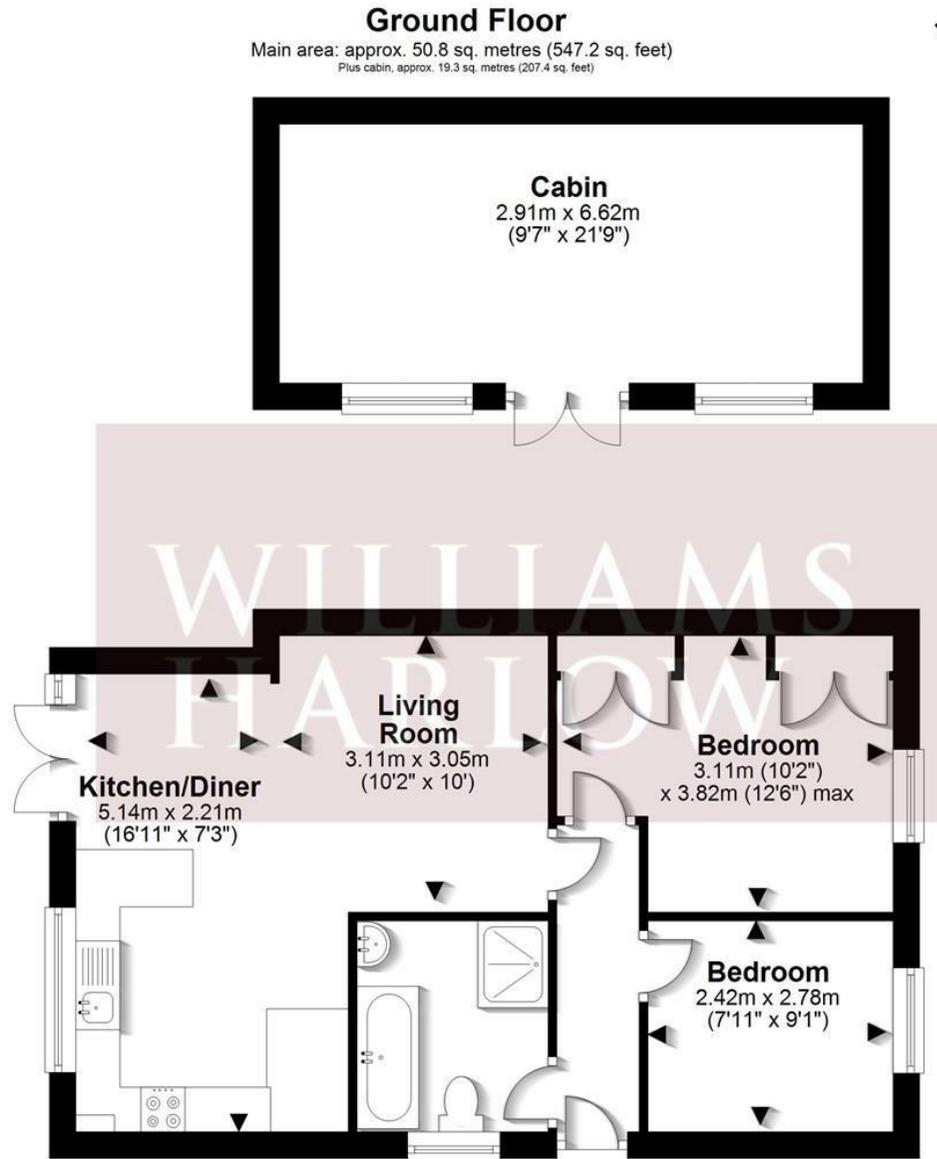
Rating D

COUNCIL TAX

Reigate & Banstead BAND D £2,339.35 2024/25



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. 50.8 sq. metres (547.2 sq. feet)

Plus cabin, approx. 19.3 sq. metres (207.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

