



Greenhayes Avenue, Banstead, Surrey
Asking Price £600,000 - Freehold

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**WILLIAMS
HARLOW**











Located on the prestigious Greenhayes Avenue in Banstead, this charming semi-detached house boasts an attractive bay fronted design typical of the mid-1930s. With its prime location, residents will enjoy the convenience of being just a short stroll away from the vibrant Banstead Village, offering a delightful array of shops, cafes and local amenities.

The property features two spacious reception rooms, providing ample space for both relaxation and entertaining. The three well-proportioned bedrooms offer comfortable living quarters, while the bathroom is conveniently located to serve the household. The westerly aspect rear garden is a true highlight, perfect for enjoying the afternoon sun and ideal for gardening enthusiasts or family gatherings.

Parking is a breeze with space available for up to three vehicles, ensuring that you and your guests will never be short of parking options. Additionally, there is significant potential for further extension, subject to the necessary planning consent, allowing you to tailor the home to your specific needs and preferences.

This delightful property presents an excellent opportunity for families or individuals seeking a charming home in a sought-after area. With its blend of character, convenience, and potential, this house on Greenhayes Avenue is not to be missed.

THE PROPERTY

A mid 1930's typical Banstead Village home with an easy to live with layout. To the ground floor there are two reception rooms in situ with a rear kitchen, bedroom and downstairs bathroom. To the first floor there are two further double bedrooms. The property requires modernisation coupled with the possibility to further extend subject to consent.

OUTDOOR SPACE

A sunny westerly aspect rear garden which benefits from the afternoon and evening sun which extends to approximately 50 feet with a patio immediately to the rear. The property has a

car port to the side alongside private parking to the front. This property does not have a shared driveway. There is much land to the front, side and rear which affords opportunity for further extension (STC).

THE LOCAL AREA

Greenhayes Avenue is a typical Banstead Village road with other semi detached houses, detached houses and also bungalows. This area is favoured by local families because of its easy reach of excellent local schools and Banstead Village High Street shopping facilities. The area was predominantly built in the 1930's. There is also local transport links available from Banstead Village.

VENDOR THOUGHTS

This house has been in our family for a number of years and has always been a close home to us. The house offers lots of happy memories and we hope the new owners enjoy it as much as we have.

WHY YOU SHOULD VIEW

Offered without an onward chain this property offers a quick purchase in a highly sought after area. The property offers a canvas upon which you can change depending on your needs and taste.

LOCAL BUS ROUTES

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

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
St Andrews Catholic School – Ages 11-19
Sutton Grammar School – Ages 11-18
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

FEATURES

Three Bedrooms - Two Reception Rooms - Parking - Westerly aspect rear garden - Potential to extend and modernise - A very short walk to Banstead Village High Street

COUNCIL TAX

Reigate & Banstead BAND E £2,859.20 2024/25



Banstead Office

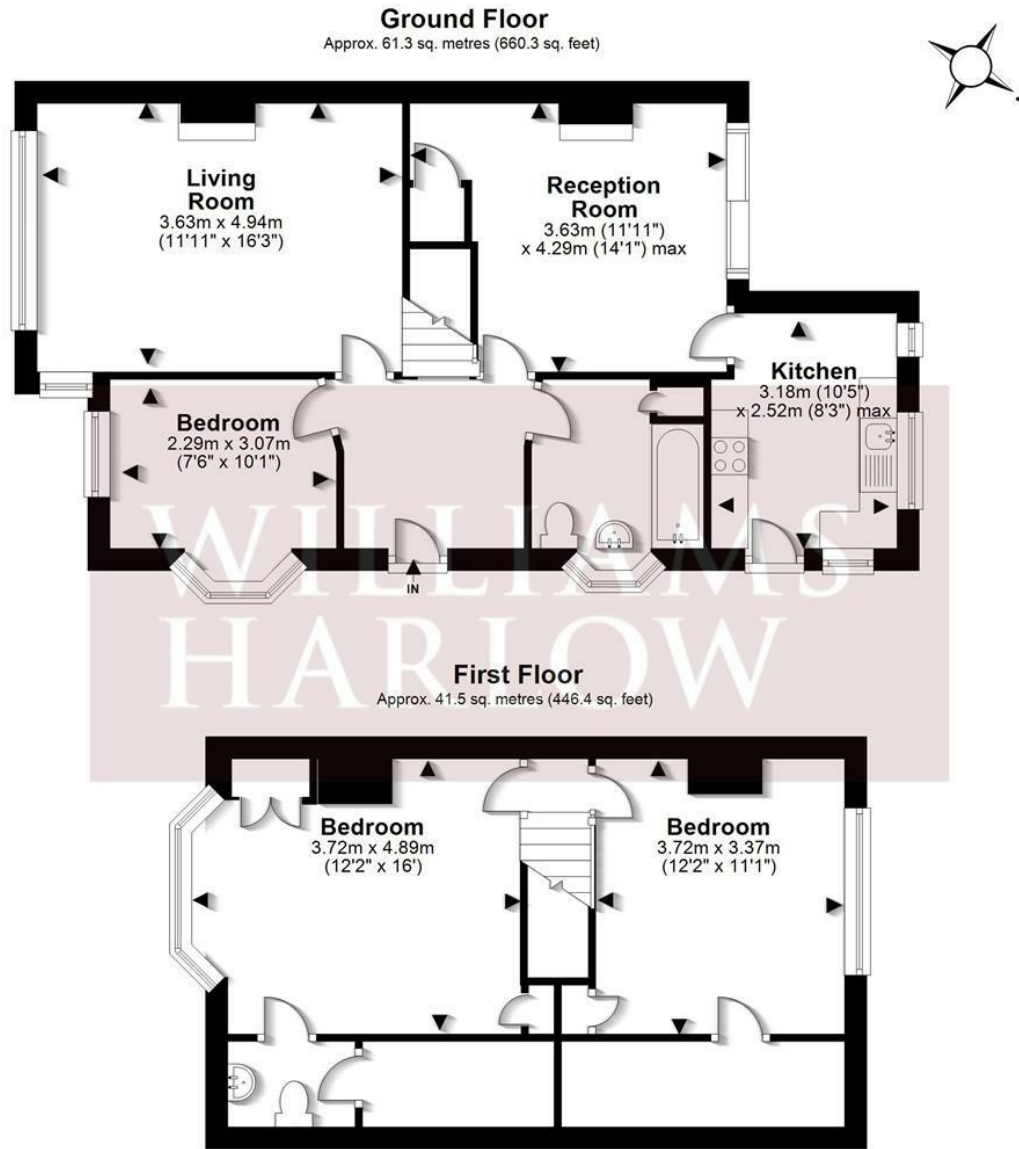
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Total area: approx. 102.8 sq. metres (1106.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		64
(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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