



Hillside Close, Banstead, Surrey  
£575,000 - Freehold



**WILLIAMS  
HARLOW**























Situated in the tranquil cul-de-sac of Hillside Close, Banstead, this charming end-terrace house presents an excellent opportunity for both families, developers and investors alike. With three well-proportioned bedrooms, this modern family home is designed to cater to the needs of contemporary living. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet family evenings.

The location is particularly appealing, as it is situated within close proximity to highly regarded local schools and beautiful parks, making it an ideal choice for families seeking a nurturing environment for their children.

Moreover, this property offers significant development potential, whether you are considering an extension to enhance your living space or exploring the possibility of creating an additional dwelling. This flexibility makes it a compelling investment opportunity in a sought-after area.

In summary, this end-terrace house on Hillside Close is not just a home; it is a canvas for your future aspirations. With its prime location, modern amenities, and potential for growth, it is a property that should not be missed.

THE PROPERTY

The property comprises of a 1980's end terraced house which has been subject to sympathetic restoration by the present owner including replacing the hot air flow heating with gas central heating, new boiler and radiators throughout in 2017. A new kitchen/diner in 2023, featuring large larder cupboard, wine cooler, hot water tap, banquette seating and underfloor heating. A new bathroom was fitted in 2013 benefitting with underfloor heating and megaflo. In its current configuration there are three bedrooms, bathroom and a large garden plot.

OUTDOOR SPACE

The property has a very large garden plot featuring a large private patio, extensive landscaping and secure fencing. It also would afford the prospective purchaser to either extend or build an additional house to the side of the property (STC).

THE LOCAL AREA

The local area is very popular with families who seek access to great outdoor local amenities such as Nork Park. The area is also very well served by medical, schools, local shopping facilities and mainline rail services to London and other routes from Banstead Rail station.

VENDOR THOUGHTS

This has been our beloved home for a number of years. We had always intended ourselves to extend the property and possibly develop the side

into an additional dwelling but our circumstances are such that it is now time for us to move on and leave the wonderful opportunity to another purchaser who will no doubt enjoy the property as much as we have.

WHY YOU SHOULD VIEW

This is an unique opportunity to be able to purchase a property and either significantly extend the property by a double storey to the side and rear with also further second storey potential or indeed create a new dwelling house, numbered 3A to the side. We would invite you review all of the planning application links attached to this brochure, where you can see that there was a succession of approved planning designs over the last 20 years (some have expired) which relate to either a side extension rear, loft conversion or new dwelling house.

PLANNING PERMISSION

21/03111/HHOLD <https://planning.reigate-banstead.gov.uk/online-applications/applicationDetails.do?keyVal=R3OJG8MVJAY00&activeTab=summary>

This is the most recent approval for a side, back and loft extension which was approved in 2022.

05/00339/F <https://planning.reigate-banstead.gov.uk/online-applications/applicationDetails.do?keyVal=IBZZRRMVL8000&activeTab=summary>

Two storey side extension approved in 2005

05/02151/F <https://planning.reigate-banstead.gov.uk/online-applications/applicationDetails.do?keyVal=INUE2VMVD5000&activeTab=summary>

Two storey end of terrace dwelling with off street parking approved in 2006

07/01752/F <https://planning.reigate-banstead.gov.uk/online-applications/applicationDetails.do?keyVal=JNJ6EUMVAA000&activeTab=summary>

Raised floor level of new house approved in 2007

13/01180/S73 <https://planning.reigate-banstead.gov.uk/online-applications/applicationDetails.do?keyVal=MPM58RMV0ID00&activeTab=summary>

The planning approval relates to the neighbouring property where they have built a 4 bedroom house on the other end of the terrace.

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 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

Warren Mead Junior School – Ages 7-11  
Warren Mead Infant School – Ages 2-7  
Epsom Downs Community School – Ages 3-11  
The Beacon School Secondary School – Ages 11-16  
Banstead Preparatory School – Aged 2-11  
Aberdour School – Ages 2-11

COUNCIL TAX

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





Banstead Office

Call: 01737 370022

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SM7 2NH

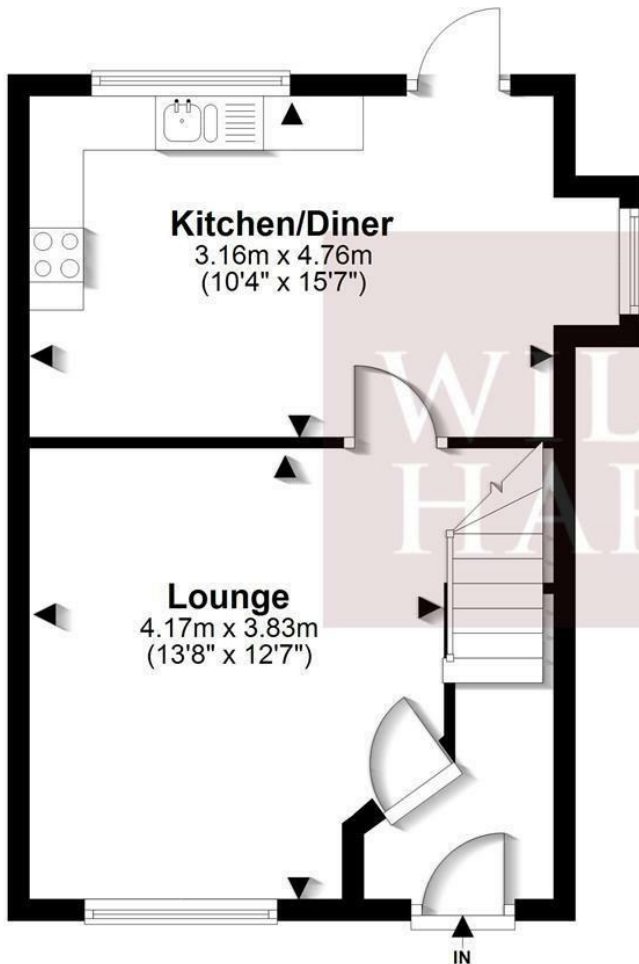
[banstead@williamsharlow.co.uk](mailto:banstead@williamsharlow.co.uk)

[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

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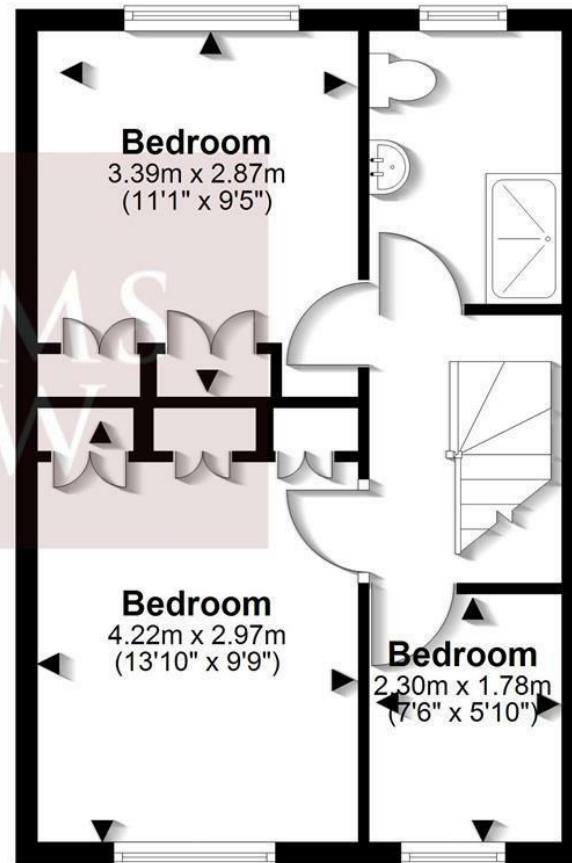
## Ground Floor

Approx. 36.1 sq. metres (388.9 sq. feet)



## First Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(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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