



Cypress Way, Banstead, Surrey
Asking Price £700,000 - Freehold



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**WILLIAMS
HARLOW**











Nestled in a tranquil cul-de-sac on Cypress Way, Banstead, this delightful detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, including a master suite complete with an ensuite bathroom, this property is ideal for families and downsizers.

The home boasts three well-appointed reception areas. The extended layout enhances the living space, ensuring that every corner of the house is utilised to its fullest potential.

One of the standout features of this property is its prime location. Residents will appreciate being within walking distance to local shops and the train station, making commuting and daily errands a breeze. The peaceful surroundings of the cul-de-sac offer a serene environment, perfect for unwinding after a busy day.

THE PROPERTY

A rarely available four-bedroom detached property dating from the 1970's located in an enviable cul – de -sac position on the ever-popular High Beeches development. The property has wonderful accommodation which is both adaptable and flexible boasting three reception areas which provide ample space for relaxation and personalisation, making it an ideal home those seeking extra room.

OUTDOOR SPACE

The property affords a good sized front garden plus an established rear garden which extends to over 40' with patio to the rear and a well manicured lawn with planted borders. There is also an integral garage and parking on your own private driveway for up to four cars. The cul-de-sac is neat and well maintained by those who live and invest there

THE LOCAL AREA

Banstead Village is superb if you haven't already visited. Unlike many Surrey towns it offers a thriving High Street with plenty of independent shops and crafts as well as national chains.

There is also a vast array of green open spaces. The area is a peaceful neighbourhood and allows you to take advantage of the attractive communal gardens and a community where you will feel fully invested. The area of Nork, Banstead gives you access to Nork Way local shopping parade, mainline station just a short walk away, excellent primary and secondary schools alongside local doctor's surgery in Nork Way

VENDOR THOUGHTS

The property has been within our family since 1997 and holds a wealth of happy memories for us. We hope that the new owner enjoys this property as much as us due to its favourable location within the development and ease of access to local shops and great local schools

WHY YOU SHOULD VIEW

We are incredibly honoured to represent this house as it encompasses everything about a quiet position in the High Beeches development. Our feeling is the next owner will settle quickly and enjoy many happy years here

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.

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

LOCAL BUSES

Buses S1 Banstead to Lavender Field (Mitcham) via Sutton

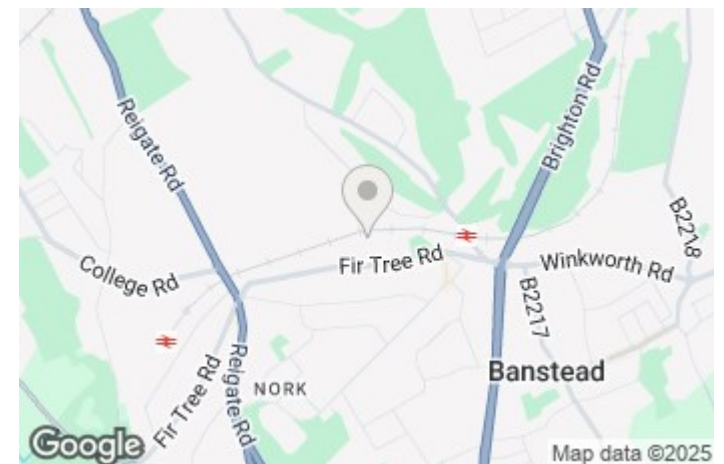
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, 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

COUNCIL TAX

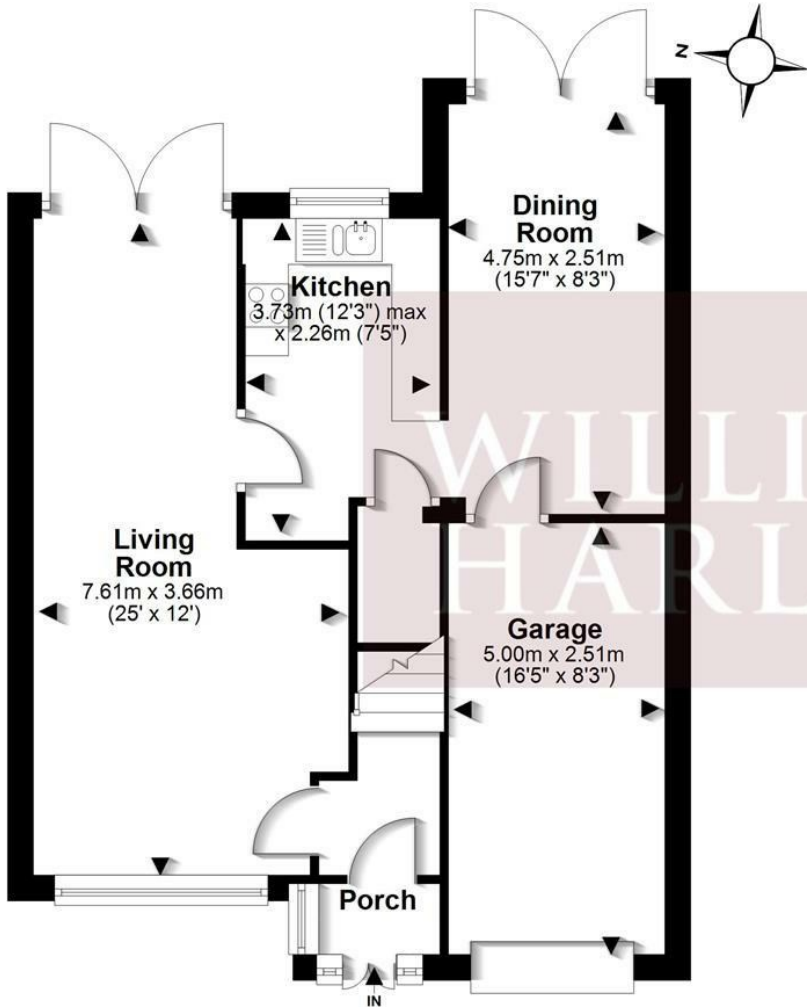
Reigate & Banstead BAND F £2,666.95 2025/26



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.

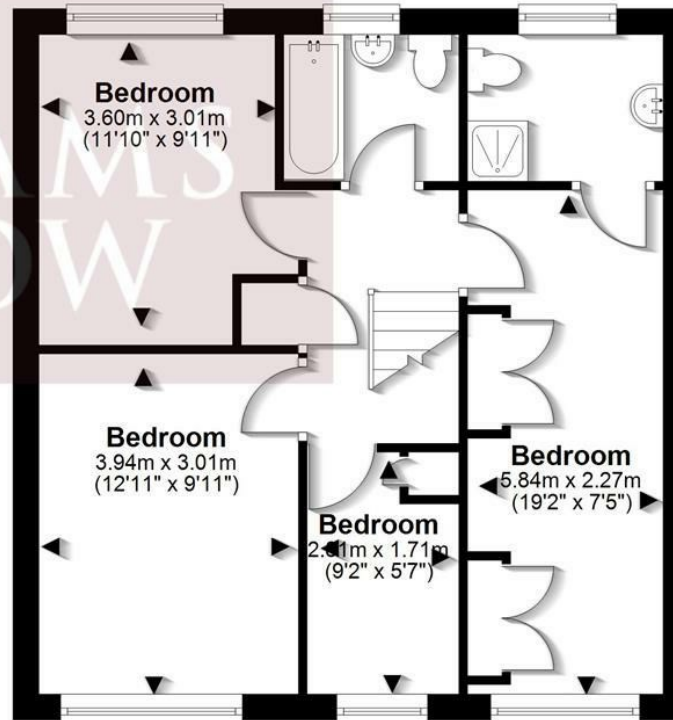
Ground Floor

Main area: approx. 49.4 sq. metres (532.0 sq. feet)
Plus garages, approx. 12.6 sq. metres (135.1 sq. feet)



First Floor

Approx. 55.2 sq. metres (594.1 sq. feet)



Main area: Approx. 104.6 sq. metres (1126.1 sq. feet)

Plus garages, approx. 12.6 sq. metres (135.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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