



Tumblewood Road, Banstead,
Offers Over £950,000 - Freehold

WILLIAMS
HARLOW

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Located in the desirable Tumblewood Road, this charming detached family home offers a perfect blend of comfort and potential. With four spacious bedrooms, this residence is ideal for families seeking room to grow. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. One of the features of this home is the generous parking space, accommodating up to five vehicles, alongside a large single garage.

Moreover, this property presents an exciting opportunity for those looking to personalise their living space, as it has potential for extension, subject to planning permission. This flexibility allows you to create your dream home tailored to your family's needs.

Set in a peaceful neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. With its combination of space, potential, and a prime location, this detached house on Tumblewood Road is a must-see for anyone looking to settle in Banstead.

THE PROPERTY

A spacious four bedroom detached house located within an easy walk of Nork Parade. The property offers two reception rooms, kitchen/breakfast room with larder. The first floor provides four bedrooms and a family bathroom plus separate WC. The property is well maintained however requires modernisation.

OUTDOOR SPACE

41.15m x 14.63m (135 x 48)

There is a large turfed area to the front alongside a paved driveway providing ample parking for five vehicles and there is also a large single garage. The mature rear garden is south west facing and offers a blank canvas for a new buyer to make their mark.

THE LOCAL AREA

One of Nork's strong suits is its educational facilities. The area

boasts several primary and secondary schools. Outside of the classroom, Nork offers a plethora of activities for families. The Nork Park is a local favourite which has tennis courts, basketball courts and a cafe on site. Nork parade of shops offer a wide range of local amenities including fantastic dining experiences from Mediterranean to Italian including the area's finest fish and chips. There is also GP practice and dentist alongside bakery, cafe and convenience stores. Banstead Village High Street with a wider variety of shops, restaurants, local facilities is only a mile away.

The area is well connected by road with easy access to the A217, M25 and A3 making commuting straight forward. Bus routes also provide easy access to Nork surrounding locations.

LOCAL BUS TRANSPORT

SI 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 SCHOOLS

Warren Mead Junior School – Ages 7-11
Warren Mead Infant School – Ages 2-7
The Beacon School Secondary School – Ages 11-16
Shawley Community Primary Academy – Ages 2-11
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

FEATURES

Four Bedrooms - Two Generous Reception Rooms - Parking - Garage - South West Facing Rear Garden - Easy walk to Nork shops

WHY YOU SHOULD VIEW

The property is well positioned within the local area and is a

stone's throw away from the local amenities and Nork parade as well as offering an easy commute to London from Banstead or Sutton train station which is within a 5 minute drive. If you wish to purchase your long term family home with an abundance of potential then look no further. Tumblewood road provides some of the very best properties Nork has to offer and with the potential to sympathetically extend this detached property, your dream home awaits.

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

Band G £3077.25



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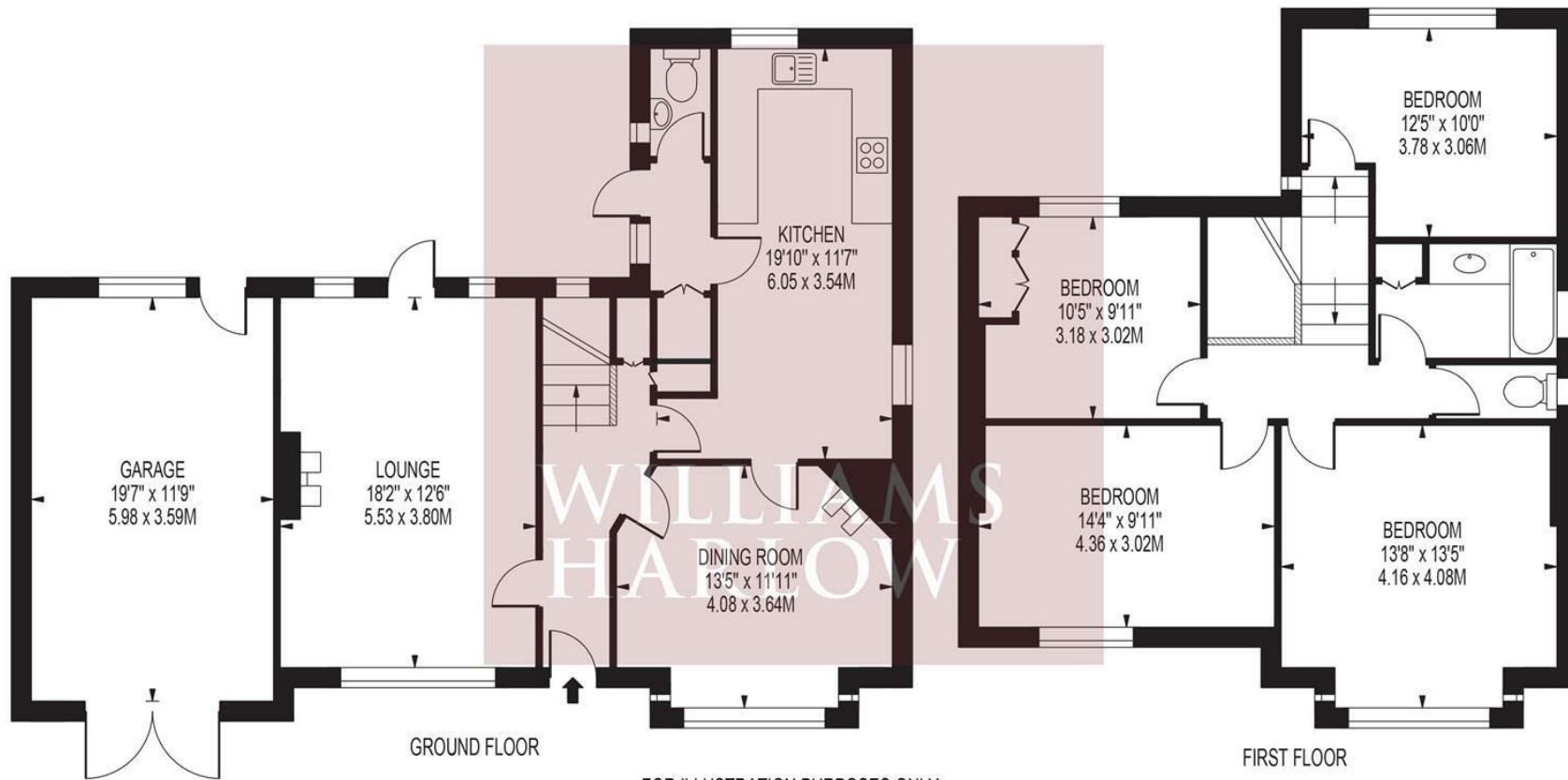
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TUMBLEWOOD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1426 SQ FT - 132.48 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 231 SQ FT - 21.47 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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

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