



Gale Crescent, Banstead,  
Offers In Excess Of £475,000 - Freehold



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**WILLIAMS  
HARLOW**























Located in the quiet cul-de-sac of Gale Crescent, Banstead, this charming terraced house offers four well-proportioned bedrooms, including a delightful main bedroom featuring an en-suite shower room, ideal for families seeking space and convenience.

The heart of the home is undoubtedly the open plan kitchen diner. The two reception rooms offer additional versatility, allowing for a cosy lounge or a formal dining area, depending on your needs.

The three double bedrooms ensure ample space for relaxation and privacy, making this home a perfect retreat after a long day. The two bathrooms cater to the needs of a busy household, providing convenience and comfort for all.

Situated in a peaceful location, this property benefits from a sense of community while still being within easy reach of local amenities and transport links. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a spacious home this property on Gale Crescent is sure to impress. Don't miss the opportunity to make this lovely house your new home.

## THE PROPERTY

A terraced house dating from the 1950's which has been subject to a loft conversion. There is an open plan kitchen/diner and four good sized bedrooms with an en-suite to the master bedroom. The property comes with a private rear garden which is approximately 60 feet in length. All located in a quiet cul-de-sac location. The property has versatile accommodation which is just over 1,300 square feet.

## OUTSIDE SPACE

There is a garden to the front with access to the rear garden extending to approximately 60 feet and offers a good degree of privacy.

## LOCAL AREA

Banstead Village is within walking distance and offers a thriving

High Street with plentiful independent shops, coffee shops, restaurants, supermarkets, crafts as well as national chains. The excellent local schools and the array of vast open green belt spaces adds to its charm.

## VENDOR THOUGHTS

The property has been in our family for some time and we have lots of fond memories here but it is now time for a new family to make their memories.

## WHY YOU SHOULD VIEW

The property is a good size, over 1300 square feet of flexible accommodation and is offered to the market chain free. Within walking distance of Banstead Village in a quiet cul-de-sac location.

## FEATURES

Open plan kitchen/diner - Large loft room with en-suite - Private rear garden - Cul-de-sac location - Banstead Village

## 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

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

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 D £2,448.79 2025/26





Banstead Office

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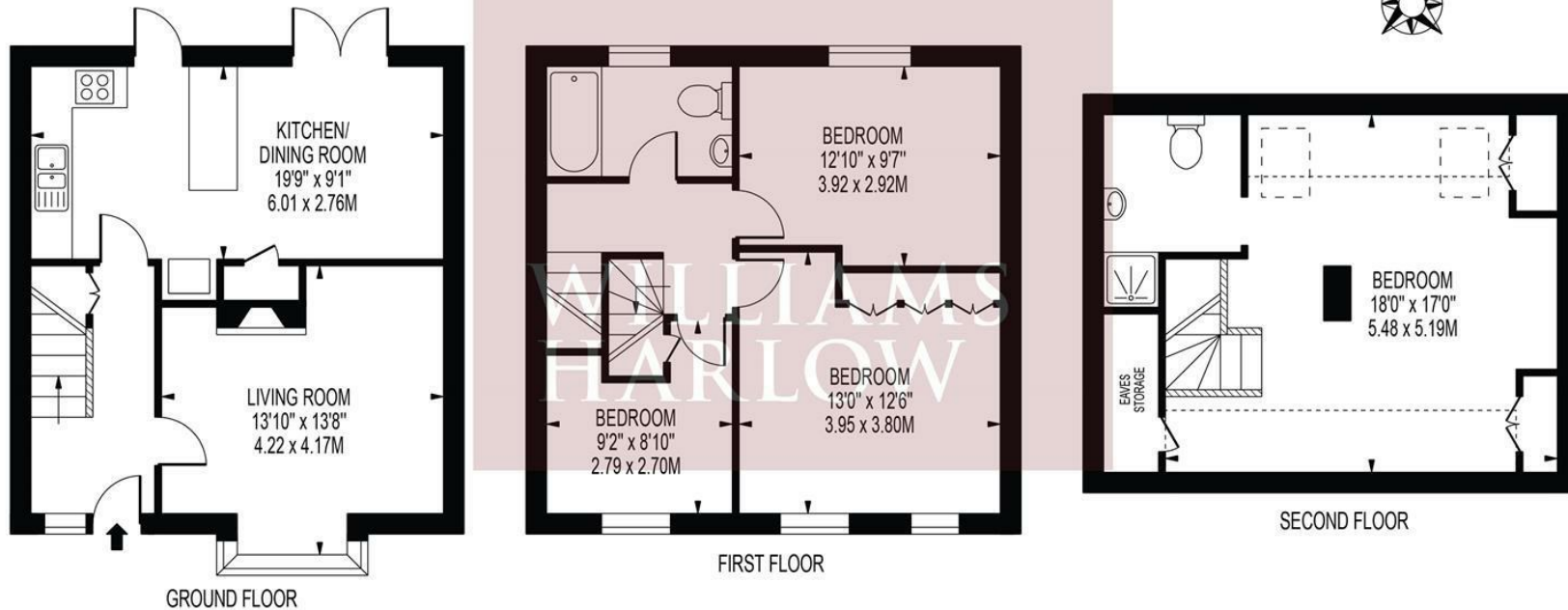
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## GALE CRESCENT

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1261 SQ FT - 117.15 SQ M  
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)  
APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 107 SQ FT - 9.94 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.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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