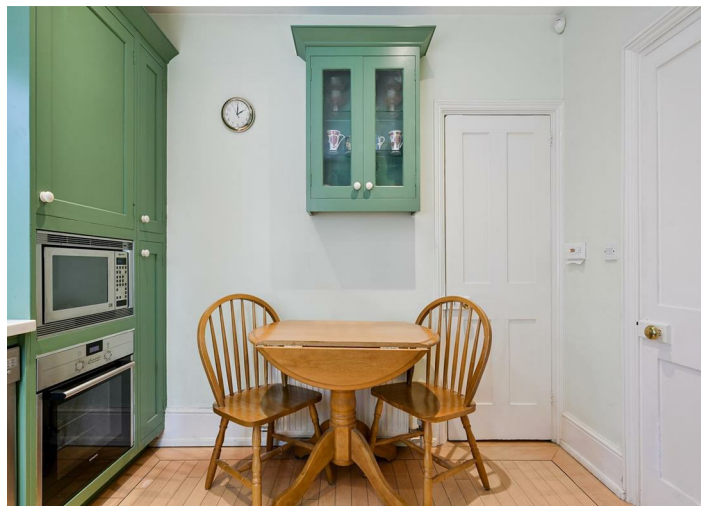




Garratts Lane, Banstead, Surrey
Asking Price £750,000 - Freehold



**WILLIAMS
HARLOW**











Originally a 19th-century lodge house, this historical delightful bungalow is rich in period features, providing a warm and inviting atmosphere that is sure to appeal to discerning buyers.

The bungalow boasts a spacious reception room plus a conservatory, perfect for entertaining guests or enjoying quiet evenings at home. With two well-proportioned bedrooms, it offers ample space for comfortable living.

Set on a generous corner plot, the property features a wrap-around garden that provides a lovely outdoor space for relaxation and recreation. The garden is ideal for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, the property includes a detached garage and off-street parking for up to 4-5 vehicles, making it a practical choice for families or those with multiple cars.

One of the standout features of this bungalow is its prime location, just a minute's walk from Banstead Village High Street. Here, you will find a variety of shops, cafes, and amenities, making daily life convenient and enjoyable.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are looking for a peaceful retreat or a vibrant community, this bungalow in Banstead is a wonderful opportunity not to be missed.

THE PROPERTY

This charming historical former lodge dating from the 19th century offers bright and airy accommodation whilst retaining of wealth of character and original features. A feature fireplace takes pride of place in the spacious sitting room which also overlooks the private garden plus there is also a conservatory again with beautiful garden views and a study. There are two good sized bedrooms with the master having useful built in storage and a well appointed bathroom.

OUTDOOR SPACE

This handsome lodge sits on a corner plot with a mature wrap around garden, off street parking for 2-3 vehicles and a detached garage.

LOCAL AREA

Banstead Village is superb and if you haven't visited you really must as it is unlike many other Surrey towns. Banstead Village is a few steps away and offers a thriving High Street community 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. The property is in a relaxed and peaceful neighbourhood with an excellent community feel invested.

WHY YOU SHOULD VIEW

We are incredibly honoured to represent this property. It encompasses everything good about this area especially the convenience of Banstead Village High Street on your doorstep plus miles of open countryside nearby and yet still being close to London.

SELLERS THOUGHTS

Our parents fell in love with the charm of this characterful 19th century lodge and loved the ease and convenience to Banstead Village High Street. We have many fond memories of living in this spacious home and hope the new owners will enjoy it as much as we have.

KEY FEATURES

Character 19th Century Lodge with a wealth of original features - Banstead Village High Street on your doorstep - Mature wrap around garden - Conservatory - Off street parking - Garage - No onward chain

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

51 Banstead to Lavender Field (Mitcham) via Sutton

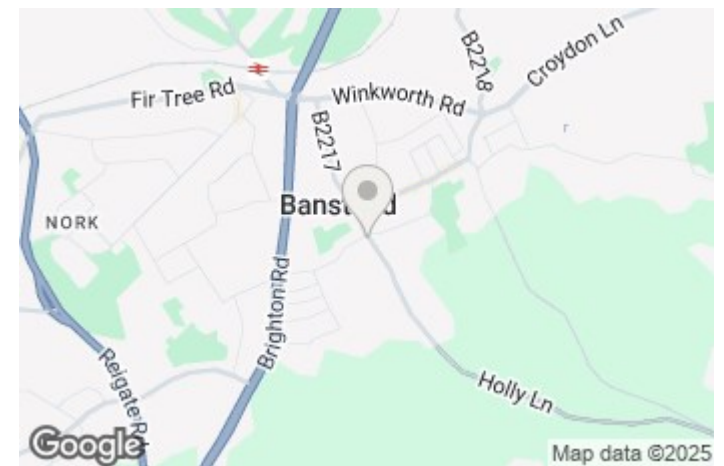
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)

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

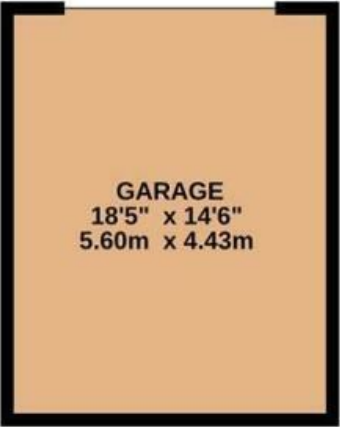
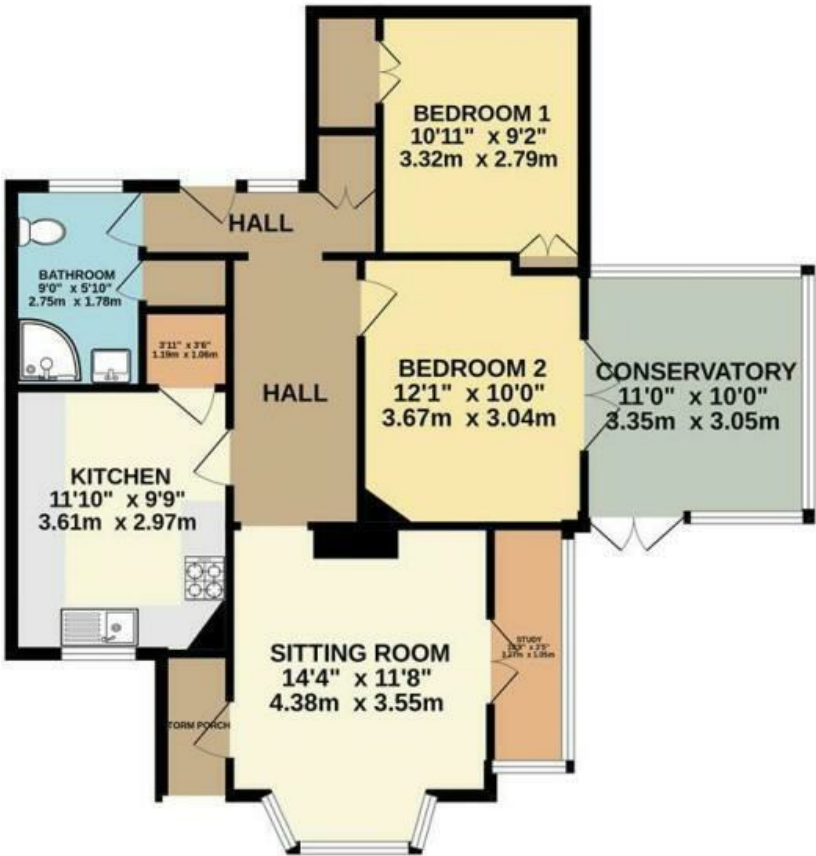
COUNCIL TAX


Reigate & Banstead BAND E £2,992.97 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
1118 sq.ft. (103.9 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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