



Green Curve, Banstead,
Offers Over £1,000,000 - Freehold



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**WILLIAMS
HARLOW**











Situated in the charming area of Green Curve, Banstead, this delightful detached house, dating back to the 1930s, offers a unique blend of character and modern living. With its distinctive mansard roof, the property exudes a sense of timeless elegance while providing flexible and adaptable accommodation to suit a variety of lifestyles.

Inside, you will find three spacious reception rooms, perfect for entertaining guests or enjoying quiet family time. The house boasts three well-proportioned bedrooms, ensuring ample space for relaxation and rest. Additionally, there are two bathrooms, providing convenience for both family and visitors alike.

The property is ideally situated within easy reach of local shops, reputable schools, a doctors' surgery, and the Banstead mainline rail station, making it an excellent choice for families and commuters. The large garage offers secure parking for one vehicle, while the driveway accommodates an additional three cars, ensuring that parking is never a concern.

Step outside to discover the attractive westerly aspect of the mature rear garden, a perfect retreat for outdoor gatherings or simply enjoying the afternoon sun. This enchanting space is ideal for gardening enthusiasts or those seeking a peaceful outdoor sanctuary.

In summary, this characterful detached house in Banstead presents a wonderful opportunity for those seeking a family home with charm, convenience, and ample space. Don't miss the chance to make this delightful property your own.

THE PROPERTY

A handsome mid 1930's detached house which is glorious in nature set under a mansard roof. Proudly confident in its surroundings this desirable residential area affords an ideal family home where multiple generations can exist in harmony. The frontage is superior, charming and very alluring. The accommodation comprises of three reception rooms, three double bedrooms, two bathrooms with upstairs WC and downstairs WC. There is also a large feature open plan kitchen/dining room with an attached utility room. All is set around a welcoming entrance hall. The property has been stylishly modernised and the layout offers an extra dimension to busy lifestyles, families or staying guests.

OUTDOOR SPACE

The plot the property is set upon mature gardens which are incredibly well maintained by the present owner and enjoys an area of lawn to the front of the property with parking for three vehicles plus a garage. The rear garden benefits from being of a westerly aspect and extends to approximately 100

feet. It has taken many years of investment to produce a near perfect show garden, one that absolutely needs to be seen.

THE LOCAL AREA

Banstead Nork is a superb area if you haven't already visited and is unlike any other Surrey towns. It enjoys excellent commuting possibilities from Banstead mainline train station. The area also offers a plentiful range of independent schools and state schools. Nork shopping parade is within a short distance with a variety of independent shops. Banstead Village High Street is approximately half a mile away with a range of national chains, supermarkets and the area is surrounded and well served by vast green open spaces. Located in a relax neighbourhood which allows you to take evening strolls without a second thought and a community where you feel fully invested.

VENDOR THOUGHTS

The property has been under our ownership for many years and we have adapted the property in the areas that suited our lifestyle. We hope the new owners enjoy the property as much as us.

WHY YOU SHOULD VIEW

We are incredibly honoured to represent this house, it comes with everything good about living in the Nork/Banstead area. Our feeling is the new owner will settle quickly and enjoy many years here. The whole family being served by an array of local amenities.

FEATURES

Three reception rooms - Entrance hall - Utility room - Downstairs WC - Study - Garage - Parking for three vehicles - Three double bedrooms - Two bathrooms - Separate WC

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
- Sutton Grammar School - Ages 11-18

LOCAL TRAINS

- Banstead Train Station – London Victoria 1 hour
- Tattenham Corner Station – London Bridge, 1 hour 9 min
- Sutton – London Victoria 33 minutes
- Sutton to London Bridge 39 minutes

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

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

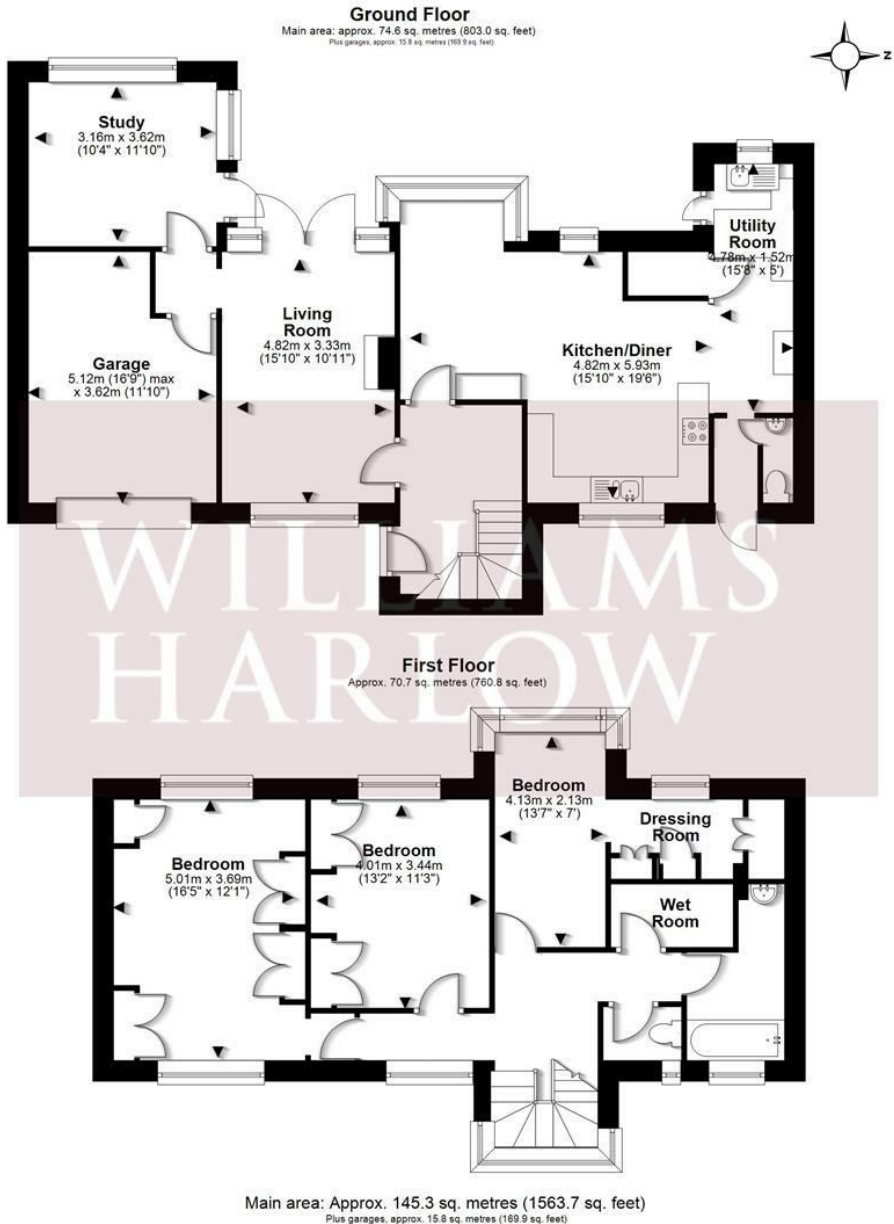
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Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances 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.

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

