



Upper Dunnymans, Banstead, Surrey  
Offers Over £550,000 - Leasehold



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**WILLIAMS  
HARLOW**























This delightful modern house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house boasts a contemporary design, ensuring that it meets the needs of modern living. The west-facing garden is a particular highlight, allowing for plenty of sunlight throughout the day, making it an ideal spot for outdoor gatherings or simply enjoying an evening in the fresh air.

In addition to its appealing interior, this property benefits from a private location, providing a sense of tranquillity away from the hustle and bustle of the village. The convenience of a garage and allocated parking further enhances the practicality of this home, making it easy to come and go as you please.

This property is not just a house; it is a place where you can create lasting memories in a peaceful village setting. With its modern features and excellent location, it presents a wonderful opportunity for anyone looking to settle in the picturesque surroundings of Banstead.

## THE PROPERTY

A spacious three bedroom end of terrace home with allocated parking/garage and private garden. The property offers a modern kitchen and good size living area alongside three double bedrooms, two bathrooms and loft extension.

## OUTDOOR SPACE

14.33m x 5.49m (47 x 18)

The front provides ample parking and a garage. There is a small planting area to the front. The rear garden is west facing and offers a blank canvas for a new buyer to make their mark.

## WHY YOU SHOULD VIEW

It would be hard to better this house if you seek a larger modern house with flexible accommodation. The house is very well presented, however still offers potential to further

modernise. The property is surrounded by excellent schools, transport options, shops and open countryside. The westerly aspect rear garden will provide a lovely evening sunset if you wish to host or enjoy a relaxing evening.

## FEATURES

Three Double Bedrooms - Two Bathrooms - Two Generous Reception Rooms - Parking - Garage - West Facing Rear Garden - Easy walk to Banstead Village High Street

## 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 TRAINS

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

## 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.

## LEASE

999 years from 24 June 1986. Approximately 960 years remaining.

## SERVICE CHARGE

£1,028.07 per annum paid yearly

## GROUND RENT

£168.35 per annum paid yearly.

## INSURANCE

£367.64 per annum paid yearly.

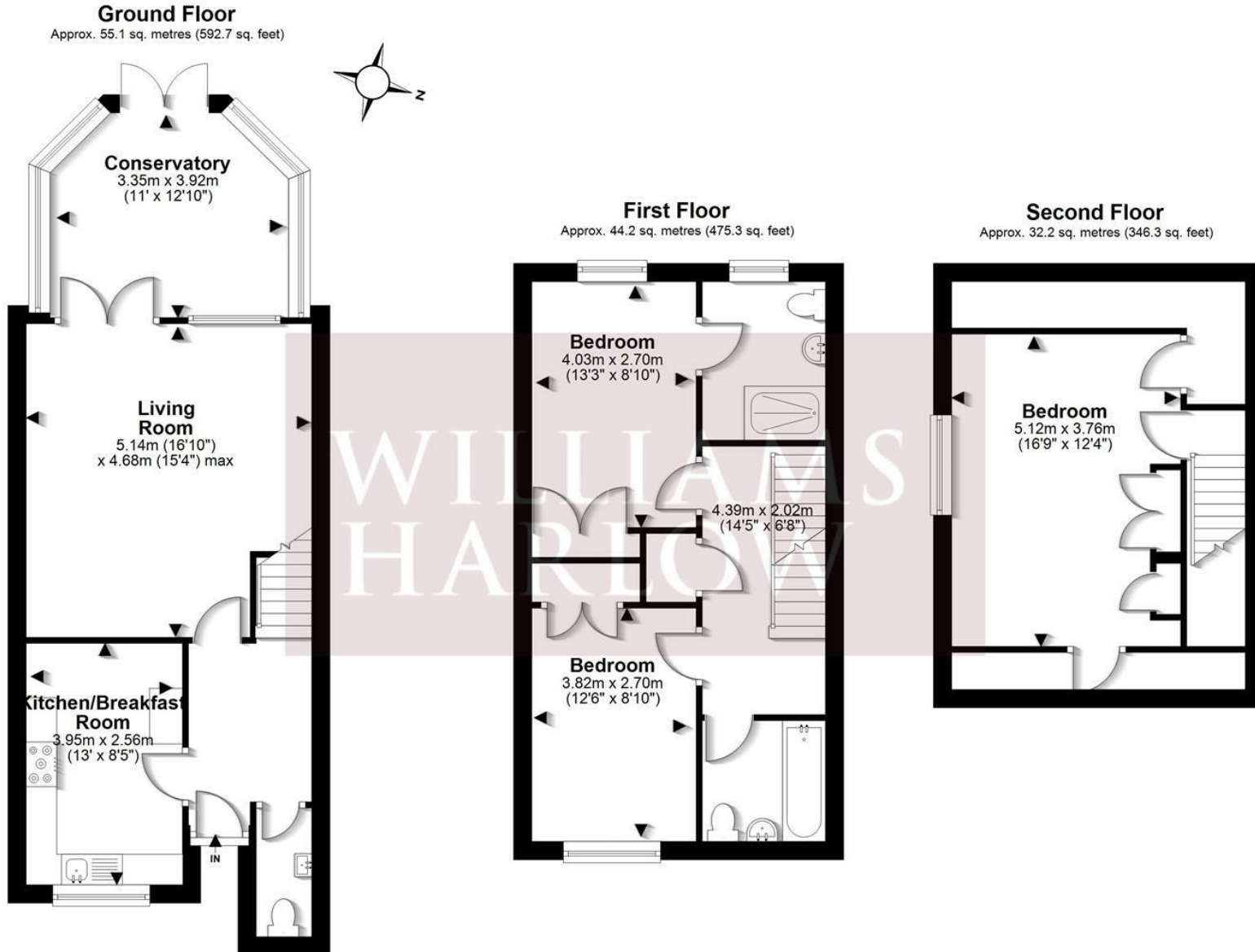
## COUNCIL TAX

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.



Total area: approx. 131.4 sq. metres (1414.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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