



The Brindles, Banstead, Surrey
£650,000 - Freehold



**WILLIAMS
HARLOW**











This impressive detached house offers a perfect blend of comfort and versatility. With three spacious reception rooms, this property is ideal for both entertaining guests and enjoying family time. The accommodation is thoughtfully arranged over two floors, providing ample space for a growing family or those seeking adaptable living arrangements.

The house boasts three well-proportioned bedrooms, ensuring a restful retreat for all. With two modern bathrooms, morning routines will be a breeze, catering to the needs of busy households. The property is further enhanced by plentiful off-street parking, accommodating up to four vehicles plus a triple-length garage, making it a dream for car enthusiasts or those needing extra storage.

The sizeable garden plot, both at the front and rear, offers a wonderful outdoor space for relaxation, gardening, or children's play. This green oasis is perfect for enjoying the fresh air and hosting summer barbecues.

Location is key, and this home is conveniently situated close to excellent local schools, making it an ideal choice for families. With no onward chain, you can move in without delay and start creating cherished memories in your new home. This property truly represents a rare opportunity to secure a delightful family residence in a sought-after area.

THE PROPERTY

A handsome detached residence located in a popular residential cul-de-sac affording a quiet position, dating from the late 1960's to the early 70's. The house offers flexible and adaptable accommodation so could lend itself to a buyer seeking a four bedroom as one of the bedrooms could be used on the ground floor with a shower room nearby. To the first floor there are three good sized bedrooms served by a shower room. Unusually the property has plentiful parking for up to four vehicles to the front and also a triple length garage. The highlights include excellent storage, a good sized kitchen and attached utility room which acts an excellent part of the home. The flexibility and practicality of the layout offers an extra

dimension to busy lifestyles, elderly parents, teenage children or those working from home.

OUTDOOR SPACE

The property has a sizeable front garden which is principally lawned which adjoins the large private driveway which in turn leads to the triple length garage and the sizeable rear garden which extends to approximately 50 feet. The gardens are somewhat overgrown but offer huge potential.

THE LOCAL AREA

Nork, Banstead is superb if you haven't already visited and a must see unlike many other Surrey towns. It offers excellent connections to the A217 road network which connects to the M25 as well excellent local schools both at primary and secondary level. The area is generally relaxed and a peaceful neighbourhood which allows you to take evening walks without a second thought with miles of open countryside nearby, alongside Nork park.

VENDOR THOUGHTS

The property has been in our family's ownership since the mid 1980's and has afforded many happy memories over the years. We now seek to sell the property with no onward chain and we do sincerely hope the new purchaser enjoys the property as much as we have.

WHY YOU SHOULD VIEW

Rarely available with adaptable accommodation over two floors, plentiful parking and a garage located in a quiet cul-de-sac within easy access to schools, this property has it all for the family or those working from home.

LOCAL SCHOOLS

Warren Mead Junior School – Ages 7-11
Warren Mead Infant School – Ages 2-7
Epsom Downs Community School – Ages 3-11
Shawley Community Primary Academy – Ages 2-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Ewell West Station – Waterloo 33 minutes

LOCAL BUSES

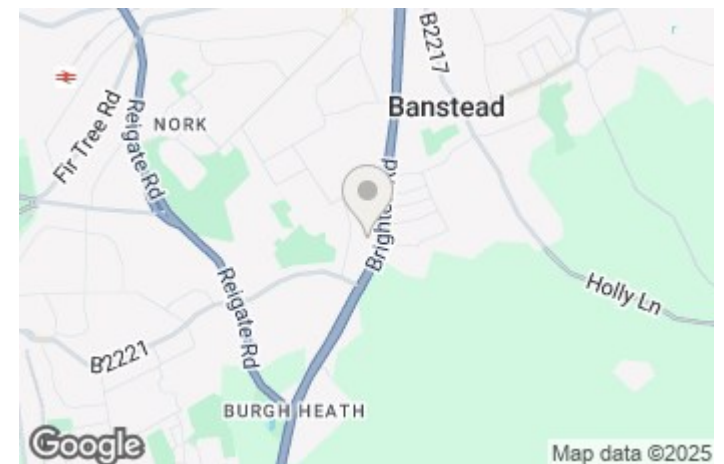
S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, 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

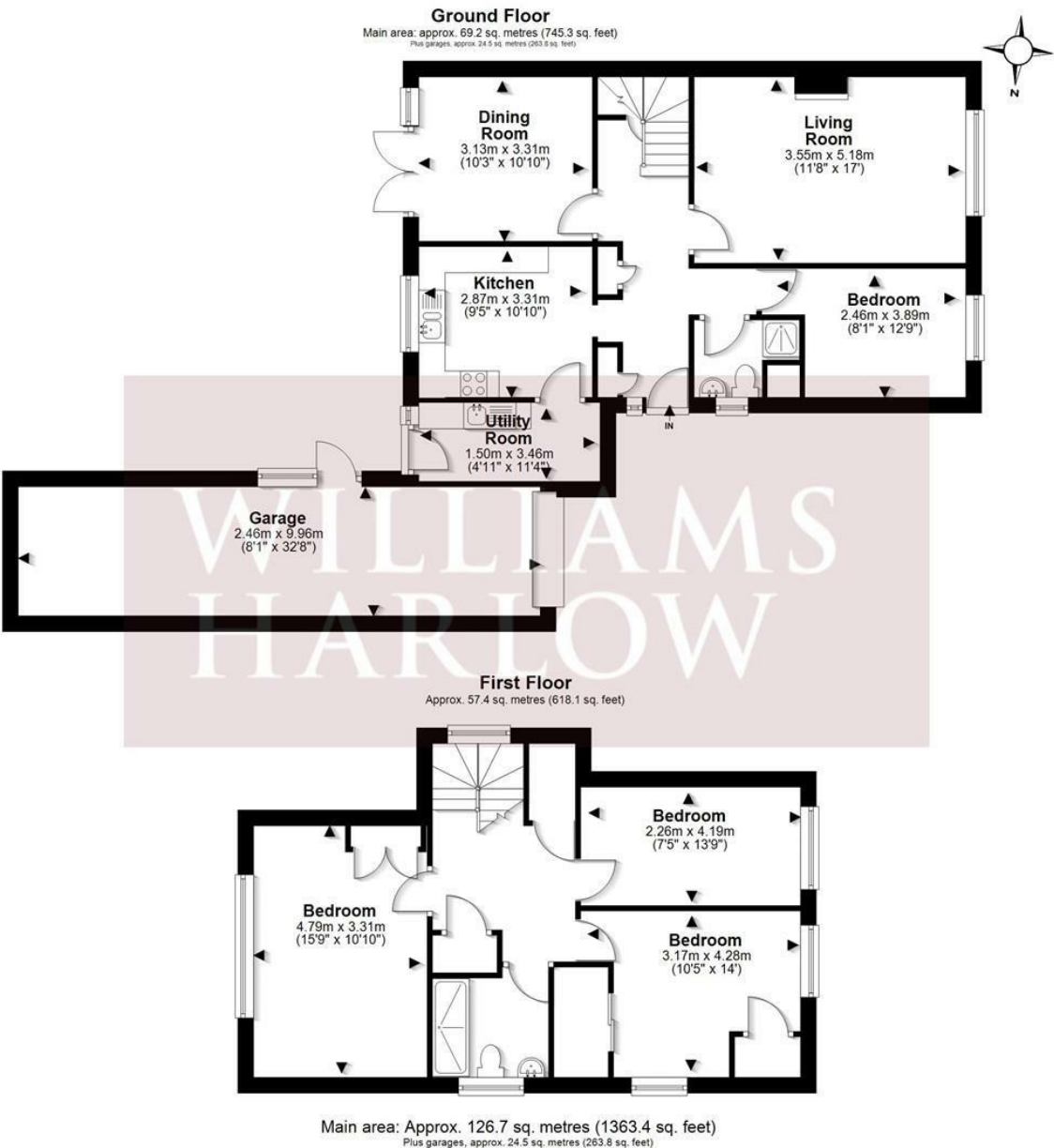
Reigate & Banstead BAND F £3,537.14 2025/26



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.

Banstead Office
Call: 01737 370022
31 High Street, Banstead, Surrey,
SM7 2NH

banstead@williamsharlow.co.uk
www.williamsharlow.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		59
(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

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