



The Tracery, Banstead, Surrey
Asking Price £590,000 - Leasehold



**WILLIAMS
HARLOW**











Situated in the highly sought-after Tracery development in Banstead, this charming end-terrace house offers an exceptional living experience. Overlooking the picturesque Lady Neville Recreation Ground, this property boasts a prime location within the development that is both tranquil and convenient.

Inside, you will find two spacious reception rooms, perfect for entertaining guests. The four well-proportioned bedrooms provide ample space for relaxation and personalisation, making it an ideal home those seeking extra room for guests or a home office. The property features a bathroom, ensuring comfort and practicality for everyday living.

The manageable courtyard garden is a delightful outdoor space, complemented by a brick-built store for your gardening tools or outdoor equipment. Additionally, a garage located in a nearby block offers secure parking and extra storage options.

One of the standout features of this home is its proximity to Banstead Village, which is just a short pleasant walk away, where, you can enjoy a variety of shops, cafes and local amenities, enhancing your lifestyle in this charming community.

With no onward chain, this property presents a seamless opportunity for prospective buyers. Whether you are looking to settle down in a vibrant area or seeking a sound investment, this home in The Tracery is not to be missed.

THE PROPERTY

A rarely available four bedroom end terraced property located in an enviable position on the ever popular Tracery development. The property has not been to the market since originally constructed in 1969 and as likely at the time purchased off plan for its very position. Rarely the property offers not only end of terrace accommodation but also four bedrooms and two reception rooms with park views.

OUTDOOR SPACE

The property affords a small front garden plus a courtyard garden to the rear with outdoor store. There is also a garage in the nearby block. The property is surrounded by well maintained communal

gardens which primarily comprise of areas of lawn, attractive flower and shrub borders with views across the recreation park.

THE LOCAL AREA

Banstead Village is superb if you haven't already visited. Unlike many Surrey towns it offers a thriving High Street with plenty of independent shops and crafts as well as national chains. There is also a vast array of green open spaces. The area is a peaceful neighbourhood and allows you to take advantage of the attractive communal gardens and a community where you will feel fully invested.

VENDOR THOUGHTS

The property has been within our family since 1969 and holds a wealth of happy memories for us. We hope that the new owner enjoys this property as much as us due to its favourable location within the development.

WHY YOU SHOULD VIEW

We are incredibly honoured to represent this house as it encompasses everything about The Tracery development. Our feeling is the next owner will settle quickly and enjoy many years here.

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.

FEATURES

Entrance hall, two receptions rooms, downstairs WC, kitchen and four bedrooms and bathroom to the first floor. Outdoor courtyard garden with planting features, outside store and garage in nearby block.

BENEFITS

Short easy walk to Banstead Village with a flat level walk to Waitrose and other High Street facilities.

LOCAL BUSES

Buses

SI 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

LEASE

999 years from 1969

SERVICE CHARGE

£600 per annum

GROUND RENT

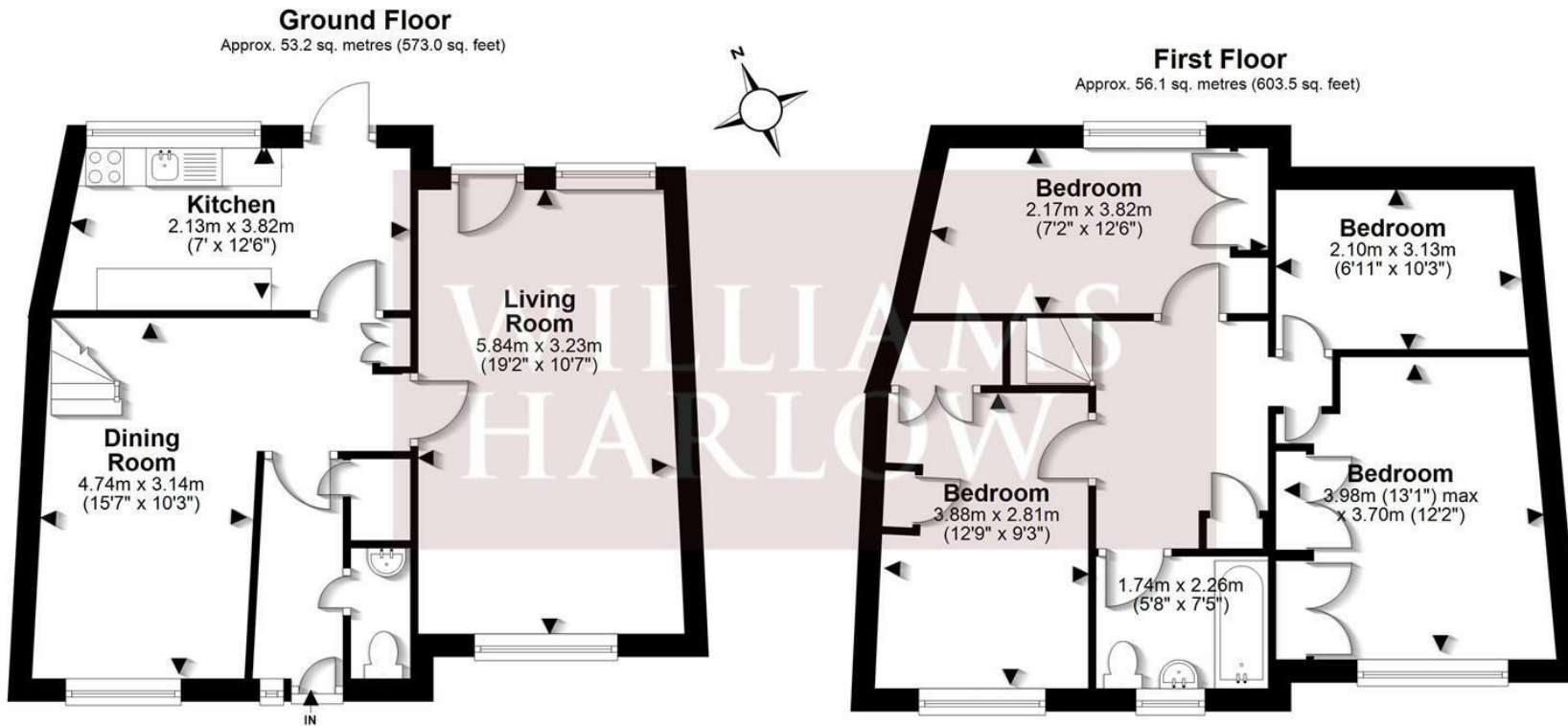
Nil.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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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Total area: approx. 109.3 sq. metres (1176.5 sq. feet)