



ASHLEIGH FLETCHER

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exp UK

Banstead, Surrey

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This 1940s semi-detached home offers a rare opportunity for buyers seeking a property with the scope to modernise and add value.

With a layout that already works and the potential to adapt and extend or replace the existing garage (subject to planning permission), it offers the perfect foundation for creating a long-term family home.

The ground floor provides a bright front lounge with double doors leading into a separate dining room, together with a kitchen, a useful utility room, and the convenience of a downstairs W.C. Upstairs, there are two well-proportioned double bedrooms alongside a third room that works well as a child's bedroom or a dedicated home office.

The rear garden extends to around 60 feet, offering space for a conservatory or a full-width extension (STPP). The current garage, which sits to the side of the property, could be replaced with a modern outbuilding or incorporated into a larger extension project (STPP) creating valuable additional living space. The front garden also offers potential to be reconfigured for off-street parking if required.

Practical updates include a replacement combination boiler installed in late 2024.

The location is another strength. The property sits just 200 metres from a small local parade of shops, with Banstead village a little over a mile away, offering supermarkets, cafés, and independent retailers.

For families, Chipstead Valley Primary School (Outstanding, Ofsted) is approximately half a mile from the property, with Woodmansterne Primary School (Good, Ofsted) within 0.6 miles. Secondary options nearby include Woodcote High School (approx. 1.4 miles) and The Beacon School in Banstead (approx. 2.1 miles).

Commuters are well served with several nearby stations.

Woodmansterne Station is approximately 0.8 miles away, with services into London Victoria in as little as 44 minutes. Chipstead Station lies around 0.9 miles from the property, with journeys to London Victoria from 47 minutes. For the fastest option, Coulsdon South Station is approximately 1.8 miles away, offering direct services to London Bridge in 28 minutes and to Victoria in 35 minutes. Local bus services include the 166, which runs between Croydon, Banstead and Epsom, with stops close to Rectory Lane.



This property isn't about moving in straight away; it's about the opportunity to modernise, improve, and create a home finished entirely to your own specification - a house with the right fundamentals in a well-connected Surrey setting.

Council Tax Band: D

