



Detached family home within walking distance to Banstead high street

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# Monks Road Banstead SM7 2EW

Banstead Village 0.5 mile  
London by rail 40 minutes  
or change at Sutton 25 minutes  
M25 (Junction 8) 5 miles

All times and distances are approximate

Located on one of Banstead's most sought-after roads, this handsome detached home offers impressive family accommodation with exciting potential to further enhance or extend (STPP). The property boasts generous living space throughout, complemented by an attached garage and ample off-street parking. Positioned within easy walking distance of Banstead High Street, it combines convenience with a desirable setting, making it an exceptional opportunity for those looking to create their ideal family home.

- Hallway
- Sitting room
- Dining room
- Downstairs cloakroom
- Kitchen - breakfast room
- Four bedrooms
- Family bathroom
- Garage
- Off-street parking
- Private Garden

Price £1,000,000







Set on a popular tree-lined road, this spacious four-bedroom detached family home offers excellent potential to extend (STPP) and create a truly bespoke living space. The generously proportioned and versatile accommodation includes multiple naturally illuminated reception rooms and a large kitchen-breakfast room that enjoys views over the mature, south-facing garden—ideal for family life and entertaining. All four bedrooms are well-sized and served by a fully fitted family bathroom. Externally, the property benefits from an attached garage and ample off-street parking to the front.



Monks Road is highly sought-after being quiet yet within easy walking distance of Banstead Village with its excellent high street shopping including Waitrose Supermarket and Marks & Spencer Simply Food. The larger centres of Sutton, Epsom and Reigate are all easily accessible by bus and car and the A217 provides fast access to the M25 at Junction 8 (Reigate Hill). Banstead has a choice of good local schooling with plenty of parks and public open spaces.



Four spacious bedrooms | Mature south facing garden | Excellent potential for further enhancements | Wealth of original features | Excellent potential to extend (STPP) | Attached garage with internal access | Within easy reach of Banstead high street | No chain



## Monks Road, Banstead, SM7

Approximate Area = 1545 sq ft / 143.5 sq m

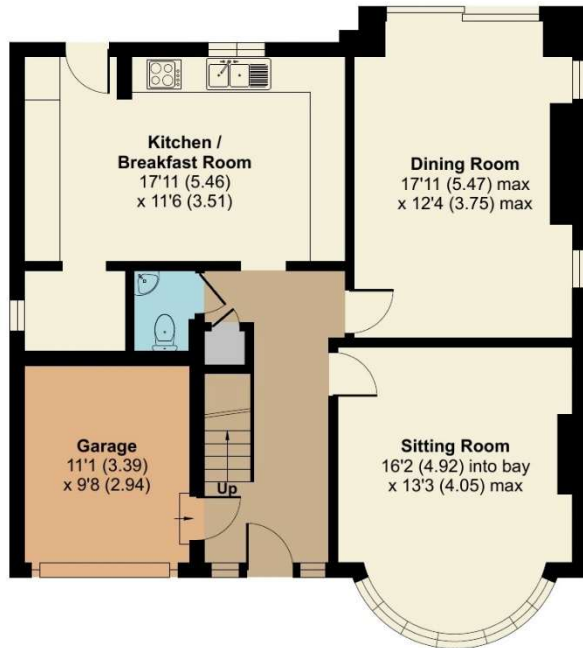
Outbuilding = 107 sq ft / 9.9 sq m

Total = 1652 sq ft / 153.4 sq m

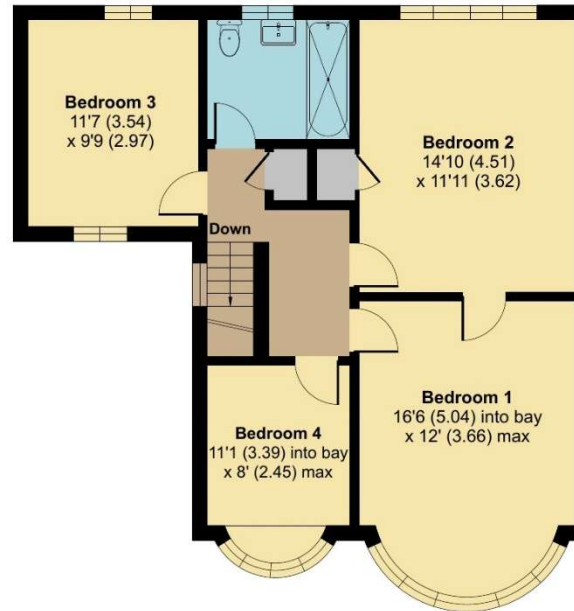
For identification only - Not to scale

### TOTAL FLOOR AREA

1,652 SQ FT / 153.4 SQM



GROUND FLOOR



FIRST FLOOR

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Richard Saunders. REF: 1319678

Tenure: Freehold  
Local Authority: Reigate and Banstead Borough Council  
Council Tax Band: F  
All mains services  
FFTP Broadband

To the best of our knowledge on production of this brochure

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