

# Kennedys'

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8, Horsecroft  
Banstead  
SM7 2HB

A well-located three-bedroom terraced home just a short walk from Banstead Village and its shops, cafés and restaurants. Practical, easy to live in and perfect for a first-time buyer, or downsize, with a private rear garden and everyday convenience right on the doorstep.

£450,000



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- 3 Bedroom, terraced house
- Ideal first purchase or downsize
- Well placed for local schools
- Local transport links nearby
- Walking distance to Banstead Village
- Private & generous rear garden
- Close to shops, cafés and restaurants
- Potential to extend over time



# PROPERTY DESCRIPTION

A well-located three-bedroom terraced home just a short stroll from Banstead Village, offering an ideal step onto the property ladder or an ideal move for anyone wanting convenience without compromise.

Set within easy walking distance of the High Street, this home has cafés, restaurants, everyday shops and transport links on your doorstep. Inside, the layout is practical and designed for easy-living. The ground floor provides comfortable living space with a bright reception area and a kitchen that looks out to the rear, while upstairs there are three bedrooms and a family bathroom. The overall feel is straightforward, manageable and full of potential to personalise over time.

Outside, the property benefits from a private and generous rear garden – ideal for those wanting outdoor space without high maintenance. For first-time buyers in particular, this is a strong contender; a sensible price point, a walkable village location and a home you can move straight into while adding your own touches in the future.







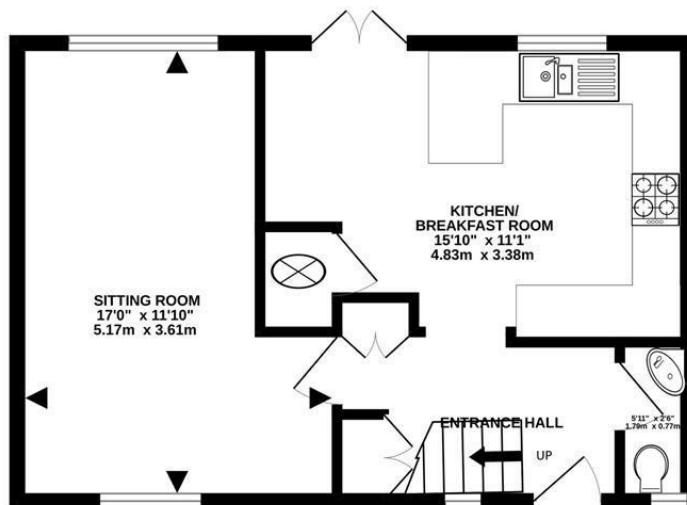


## PROPERTY DESCRIPTION

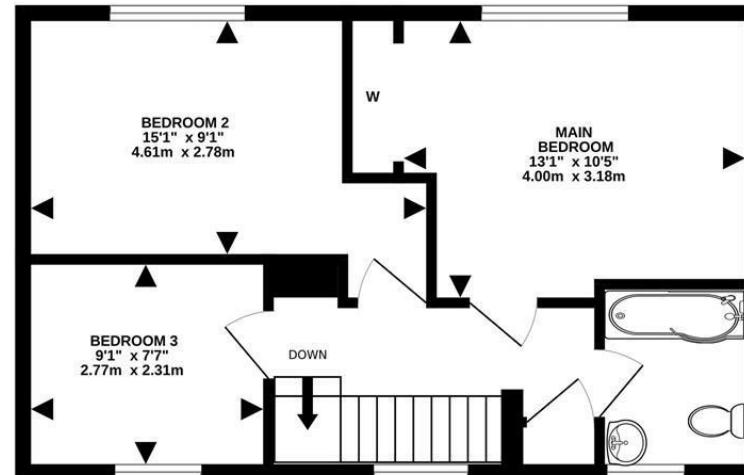
The local village of Banstead offers a variety of shopping and leisure facilities, from traditional village shops through to larger stores such as M&S Food, Waitrose, Boots etc. as well as restaurants, coffee shops and tea rooms. A beautiful park is just around the corner and the local area has a wide choice of good primary and secondary schools as well as independent preparatory and senior schools.

There are mainline railway stations at both Banstead, Epsom Downs and Sutton giving easy access to London and access onto the M25 is via junction 8. The property is also not far from Banstead Woods which is an Area of Outstanding Natural Beauty (AONB) and can be accessed via Holly Lane.

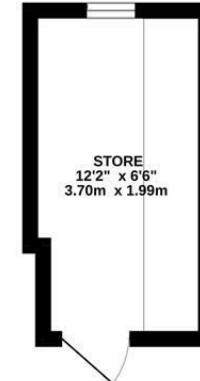
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GROUND FLOOR  
421 sq. ft. (39.2 sq.m.) approx.



1ST FLOOR  
454 sq. ft. (42.1 sq.m.) approx.



GARDEN STORE  
78 sq. ft. (7.2 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 953 sq.ft. (88.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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## 8, Horsecroft

If you would like to arrange a viewing, please call Helen Miles Kennedys' IPA on 07985 296256.

TENURE: Freehold  
EPC RATING: E

COUNCIL: Reigate & Banstead  
TAX BAND: D

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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