

Brighton Road, Banstead,

Offers Over £725,000 - Freehold

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WILLIAMS HARLOW























* WITH ANNEX* Located on Brighton Road in Banstead with a west facing garden this stunning semi-detached house offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking ample space. The house boasts three well-appointed reception rooms, providing versatile areas for relaxation, entertainment, or work.

One of the standout features of this home is the thoughtfully designed annex on the ground floor. This self-contained space includes its own double bedroom, lounge, kitchen, and shower room, making it perfect for guests, extended family, or even as a rental opportunity.

The heart of the home is the beautifully renovated open plan kitchen and family area. This inviting space is perfect for gatherings, allowing for seamless interaction while cooking and entertaining. The high standard of renovation throughout the property ensures a contemporary feel, with stylish finishes and modern amenities.

With its prime location in Banstead, residents will enjoy easy access to local shops, schools, and parks, making it a wonderful place to call home. This property truly offers a unique opportunity for those looking for a spacious and well-appointed family residence. Don't miss the chance to make this exceptional house your new home.

THE PROPERTY

A handsome semi-detached house which has been sympathetically renovated and extended by the present owner providing adaptable accommodation over two floors including an annex to the ground floor. The front is super charming and very alluring, originally dates back to the 1930's and has been tastefully modernised and extended to produce a luxury home where multiple generations can exist in harmony. The total accommodation spans 1837 square feet excluding the outbuildings.
Main house -Ground floor.
Entrance hall, downstairs WC, lounge, open plan dining/family room and kitchen with island.
First Floor - Landing, three bedrooms and family bathroom.
Annex, - Ground floor
Reception room and kitchen, double bedroom and shower room.
There is a door leading into the annex from the side so can be fully self-contained by blocking the door currently connecting to the main house if required.

OUTSIDE

There is a well laid large driveway to the front of the property providing parking for multiple vehicles. The rear garden is west facing rear garden and extends to approximately 85 feet in length. There is a large patio to the immediate rear of the house and the remainder of the garden is mainly laid to lawn. Additionally, the property boasts two large outbuildings with versatile usage, both with power and lighting. One is currently used as a golf simulation shed and the other for storage but could easily be a gym, bar or home office.

THE LOCAL AREA

Within easy walk of excellent local schools, green open spaces on the outskirts of Banstead Village including the ever popular Nork Park. Banstead Village is within walking distance and offers an array of local shops, restaurants, cafes and all local amenities, alternatively Asda superstore and Tattenham parade of shops are both nearby. There are excellent connections to the A217 road network which connects to the M25, M23 and A3, as well excellent local schools both at primary and secondary level. The area is is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought with miles of open countryside on your doorstep alongside Nork park.

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

Tattenham Corner to London Bridge 1 hour
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

ENHANCEMENT & STAGING DISCLAIMER

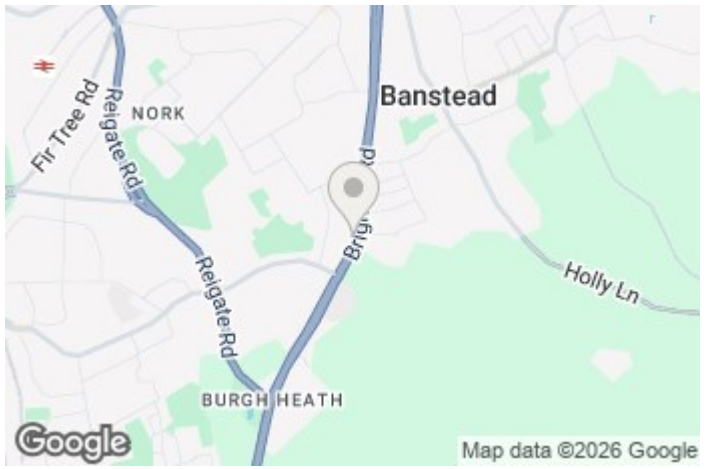
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WHY WILLIAMS HARLOW

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COUNCIL TAX

Reigate & Banstead BAND E £3,123.83 2026/27



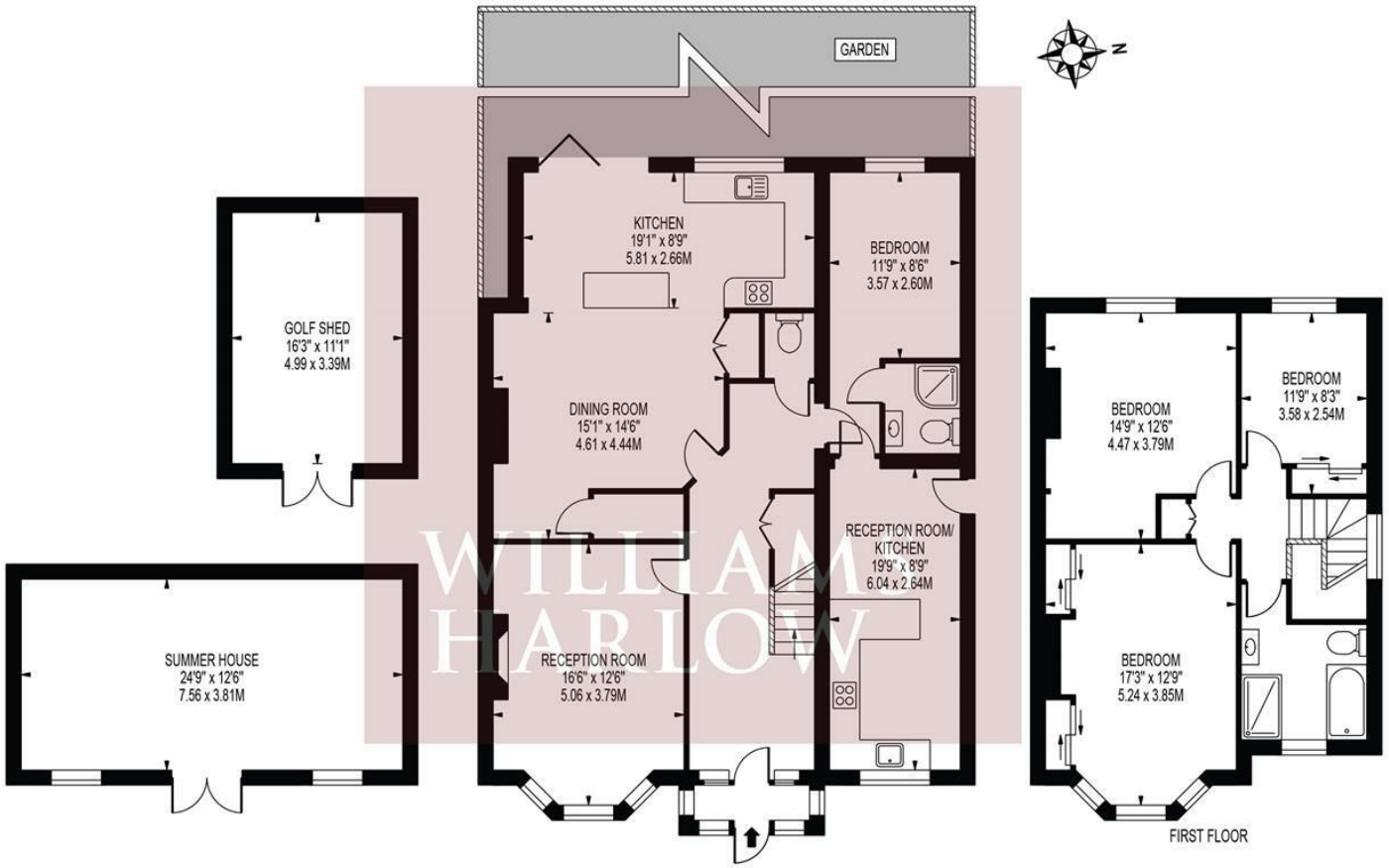
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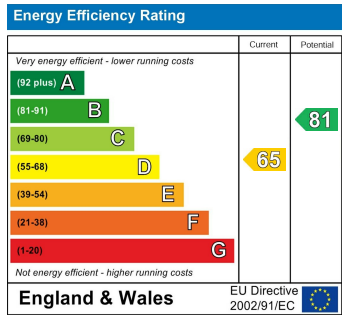
BRIGHTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1837 SQ FT - 170.63 SQ M**
(EXCLUDING GOLF SHED & SUMMER HOUSE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GOLF SHED: **182 SQ FT - 16.92 SQ M**
APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: **310 SQ FT - 28.80 SQ M**



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