



Poplar Drive, Banstead,
Guide Price £650,000 - Freehold



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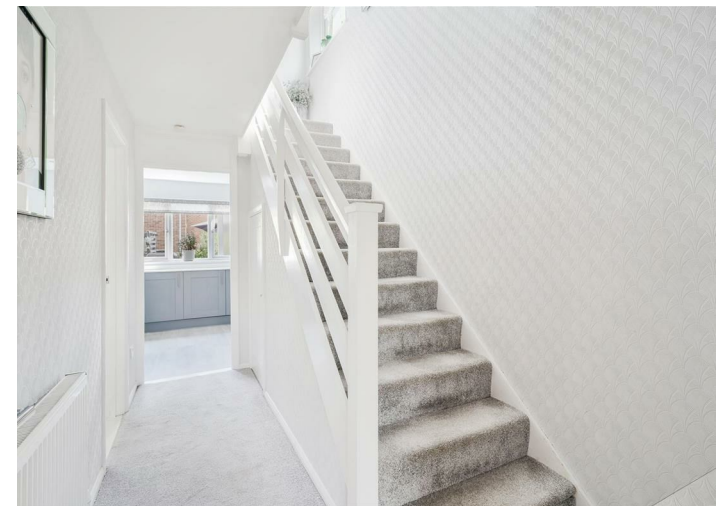


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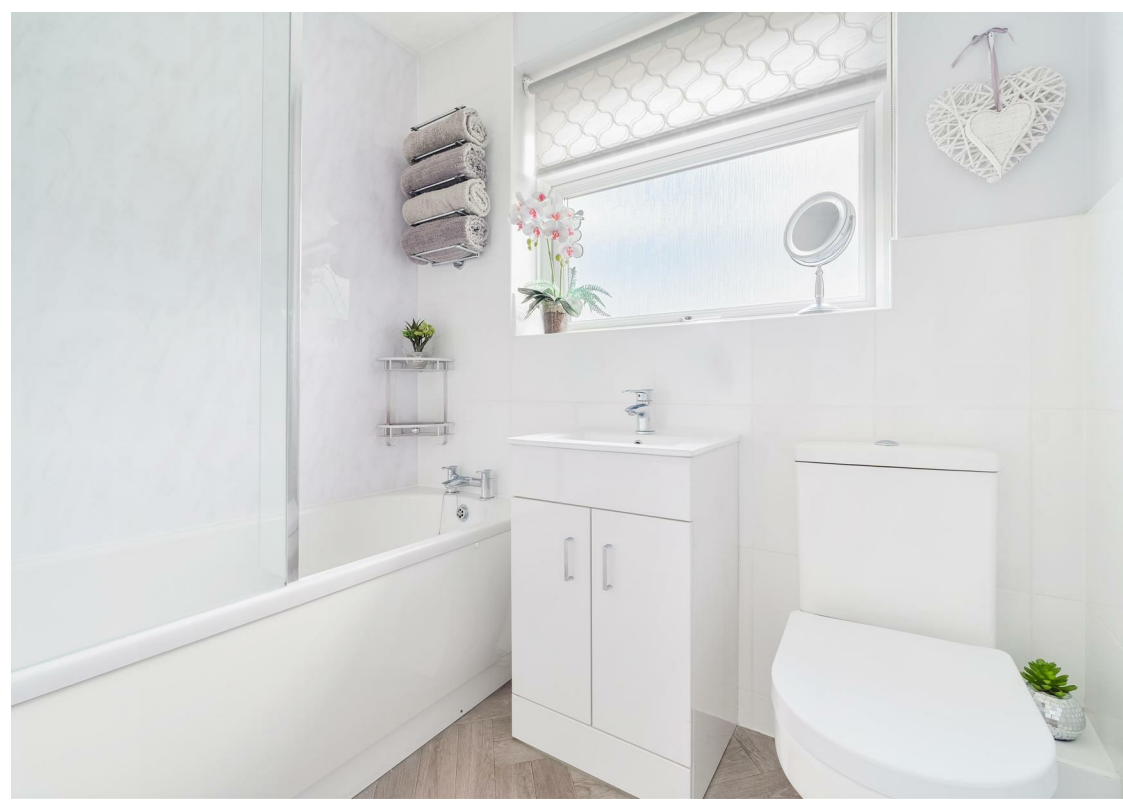
**WILLIAMS
HARLOW**











This meticulously maintained detached house located in Banstead, offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and a thoughtfully designed bathroom, this property is ideal for families seeking a welcoming home.

The heart of the house is its spacious kitchen/breakfast room, which has been sympathetically extended to create a bright and airy space for family gatherings and entertaining. The two reception rooms provide ample living space, allowing for both relaxation and socialising.

Outside, the beautifully landscaped gardens offer a serene retreat, perfect for enjoying the outdoors. The property also boasts parking for one vehicle, along with a garage, ensuring that you will never be short of space for your vehicles or storage needs.

Location is key, and this home does not disappoint. It is conveniently situated close to Banstead mainline train station, making commuting a breeze. Additionally, local shops and excellent schools are just a stone's throw away, catering to all your daily needs and providing a wonderful environment for families.

This charming property on Poplar Drive is a rare find, combining modern living with a peaceful setting. It is an excellent opportunity for those looking to settle in a desirable area of Banstead. Do not miss the chance to make this delightful house your new home.

THE PROPERTY

Often Estate Agents are responsible for describing a property as meticulously presented, however, in this instance you won't be disappointed. The clients have kept high attention to detail and affords a wonderful opportunity for the prospective purchaser with landscaped gardens. The property provides a luxurious, cool quality finish. To us the standout feature is the kitchen/breakfast room to the rear with high quality units with all integral appliances alongside the re-fitted bathroom to the

first floor. The accommodation flows well with an extended entrance porch, downstairs WC and a large open plan lounge/dining room ideal for relaxation and entertainment.

OUTSIDE SPACE

Following the trend of the interior these landscaped gardens are designed with easy maintenance in mind with artificial lawns, patios, flower/shrub borders and garden lighting. The garden affords a high degree of privacy and the property is located in a popular cul-de-sac without the noise of through traffic. There is also parking and an attached garage.

FROM THE SELLER

To be completed by seller.

LOCAL AREA

Banstead Nork is a superb area if you haven't already visited. It offers a local range of shopping facilities at Nork Way, excellent primary and secondary schools alongside Nork park which is ideal for recreation plus Banstead High Street is easily accessible as well as the surrounding towns of Epsom, Sutton and Reigate. Banstead mainline train station is also reached within a short walk offering services to Sutton and London. This popular residential area has great appeal, surrounded by easy access to green open spaces, a peaceful neighbourhood which will allow you to enjoy evening walks without a second thought and a community where people feel invested.

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

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

LOCAL BUSES

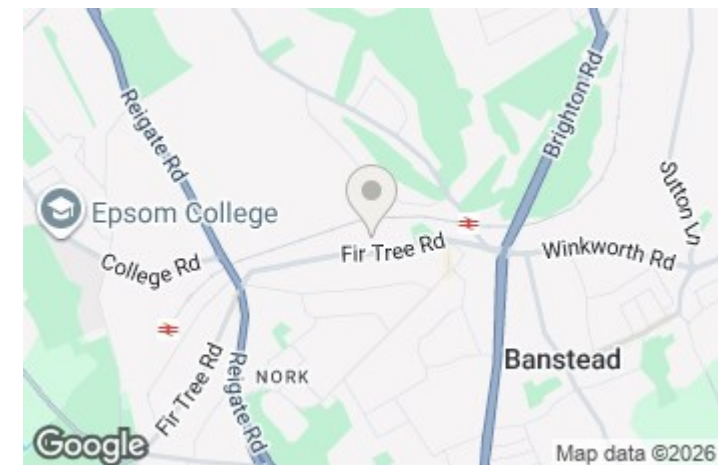
S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

WHY WILLIAMS HARLOW

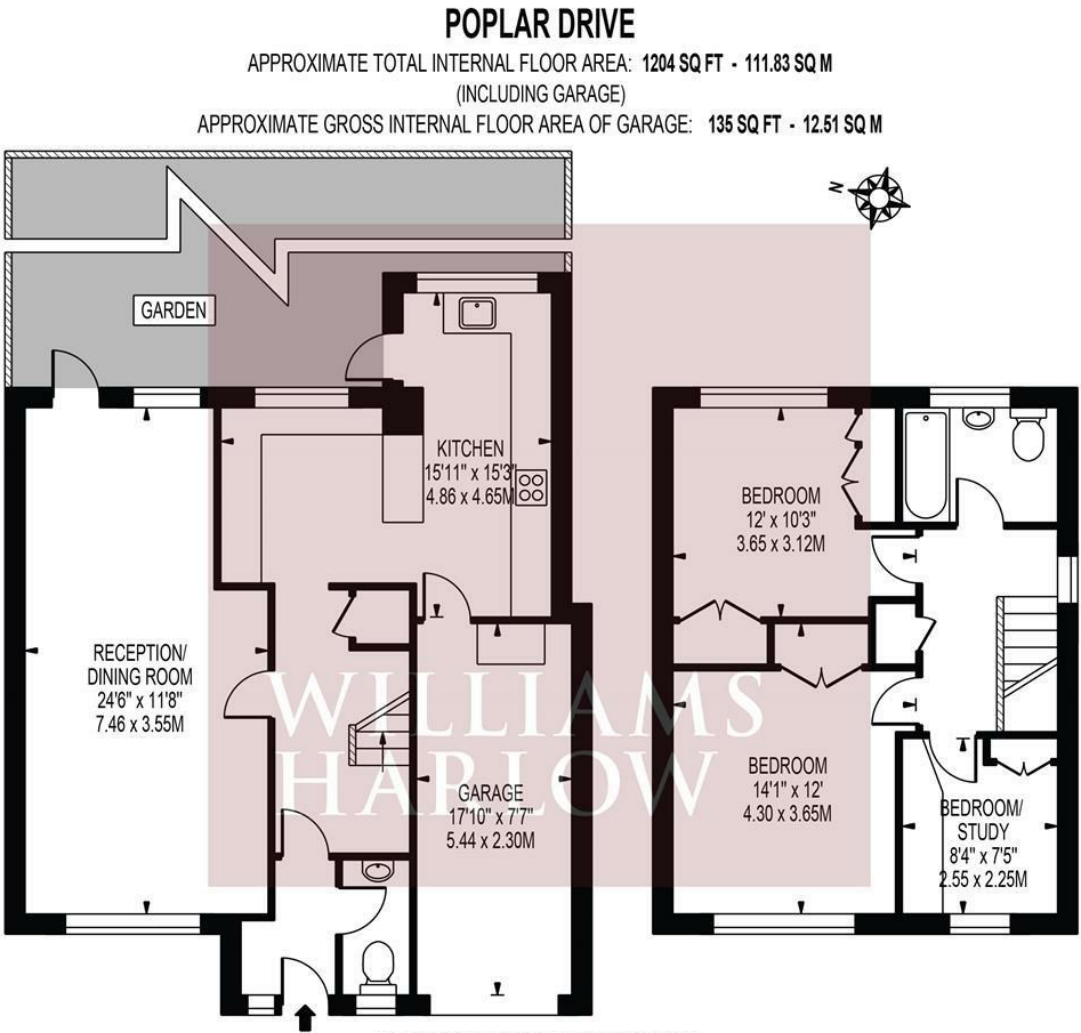
From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

Reigate & Banstead BAND F £3,691.80 2026/27



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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 