



20 South Drive, Banstead, SM7 3BH

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- For sale by Auction Guide Price £450,000 +
- Auction Date: 25/11/2026 10am & 26/11/2026
- 2 bedroom detached bungalow requiring modernisation
- Superb plot of 0.373 acres
- Cul de sac position in established residential area
- 325' side frontage abutting open fields
- Excellent potential to extend/development potential subject to planning
- Vacant
- EPC Rating: D

Guide Price £450,000 +
Freehold
Auction call us for further details



DESCRIPTION

Occupying a position at the end of a quiet cul-de-sac, this unmodernised 1930s detached bungalow represents a true "blank canvas" for both owner occupiers and developers.

The property extends to approximately 1,055 sq. ft. and now requires a program of modernisation and refurbishment throughout.

The bungalow is well positioned within a plot of 0.373 acres, featuring a side frontage of about 325 feet that directly borders open fields, providing an exceptional, uninterrupted rural outlook. The grounds have recently undergone significant professional clearance to reveal their true scale.

There is established precedent in the road for the significant enlargement of original bungalows. Subject to obtaining any necessary planning consents, the generous width and depth of this plot provide ample scope for a substantial wraparound extension plus additional roof space accommodation.

Ground floor

Entrance hall, reception room, dining room, conservatory, kitchen, 2 bedrooms, bathroom

Gardens to the front and rear, plot size 0.373 acres

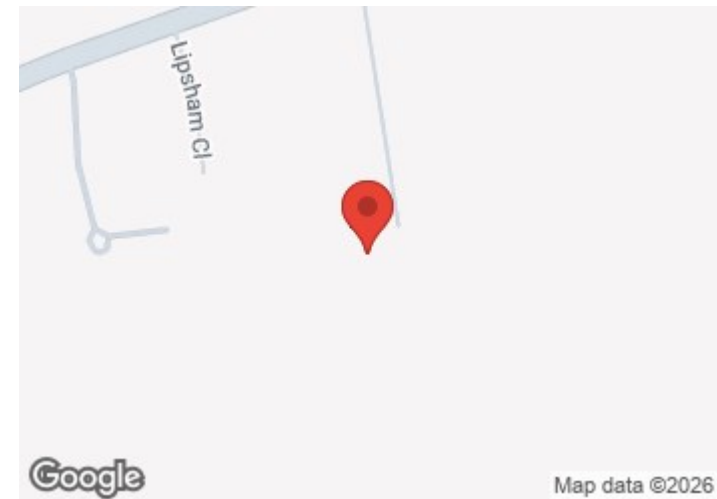
Tenure: Freehold

Occupancy: Vacant possession upon completion

SETTING

South Drive is a highly regarded, peaceful residential cul-de-sac situated within reach of Banstead High Street, which offers a comprehensive range of independent boutiques, Waitrose supermarket, popular cafes, restaurants and pubs plus local library and other community amenities. The area is renowned for its excellent local schooling and abundant green belt walks. Banstead station provides rail services into London Victoria, while the nearby A217 offers a rapid arterial route to the M25 (Junction 8), placing both Gatwick and Heathrow airports within easy reach. There are also varied road access routes into central London.

https://www.btgeddisonpropertyauctions.com/property/proof/202610021709sq_ulls/%242y%2412%24uMSAxqJx3LPmrFxOUtjdSuN3Qs5JpYbR/CNsj65f



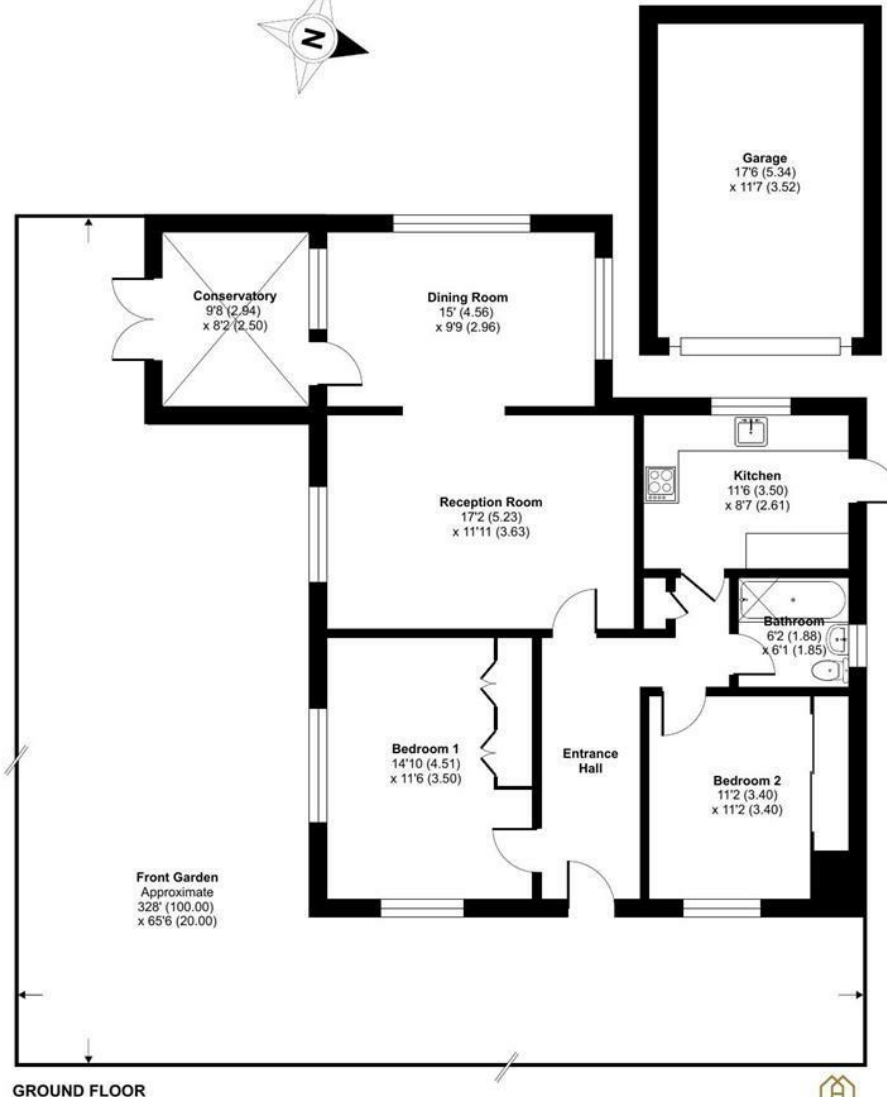
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Approximate Area = 1029 sq ft / 95.5 sq m

Garage = 202 sq ft / 18.7 sq m

Total = 1231 sq ft / 114.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Asprey Estates Limited. REF: 1522844

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ESTATES

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	65	79
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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