



Hillside, Banstead,  
£1,000,000 - Freehold



**WILLIAMS  
HARLOW**











This stunning detached house in Hillside, Banstead offers an exceptional living experience for families seeking both space and comfort. With five generously sized bedrooms and four well-appointed bathrooms, this property is designed to accommodate modern family life with ease.

Upon entering, you will be greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. The heart of the home is the open plan kitchen and living room, which creates a warm and welcoming atmosphere, ideal for both casual dining and formal gatherings. The kitchen is equipped with modern amenities, ensuring that culinary enthusiasts will feel right at home.

The property boasts superb condition throughout, reflecting meticulous care and attention to detail. The attractive rear/side garden is larger than most within the development, providing a delightful outdoor space for children to play or for hosting summer barbecues.

Parking is a significant advantage here, with space for up to five vehicles, including a garage store, ensuring that you and your guests will never be short of parking options.

This remarkable home in Banstead is not just a property; it is a lifestyle choice, offering a perfect blend of comfort, style, and convenience. With its prime location and ample living space, it is an opportunity not to be missed.

## THE PROPERTY

This modern property is located at the head of a highly desirable cul-de-sac of other similar aged houses. The property is ideal for families and long staying guests and there is parking for up to five vehicles plus attractive gardens to the side and rear. The property has been meticulously maintained by the present owners and there have been modifications to the rear which create an open plan kitchen/family room with a central island, all with fitted units. The spacious accommodation is arranged thoughtfully over three floors where there are four good sized bedrooms. The first floor is served by a main

bathroom and two en-suites. To the second floor is the master suite with storage and an additional en-suite.

## OUTDOOR SPACE

The outside space will not disappoint. There is parking for up to five vehicles to the front. The rear garden measures approximately 37 feet in length and 47 feet in width and the garden returns to the side of the property making this area an ideal storage area where you will find a garden shed.

## THE 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 and excellent primary and secondary schools alongside Nork park which is ideal for recreation. 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.

## FROM THE SELLER

Years of wonderful memories living in Nork. Our children have been happy in the local schools and love the easy access to multiple green spaces on our doorstep. Local shops in Nork or Banstead all within easy walking distance. Friendly and welcoming neighbours, what's not to love.

## 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 G £4,259.77 2026/27



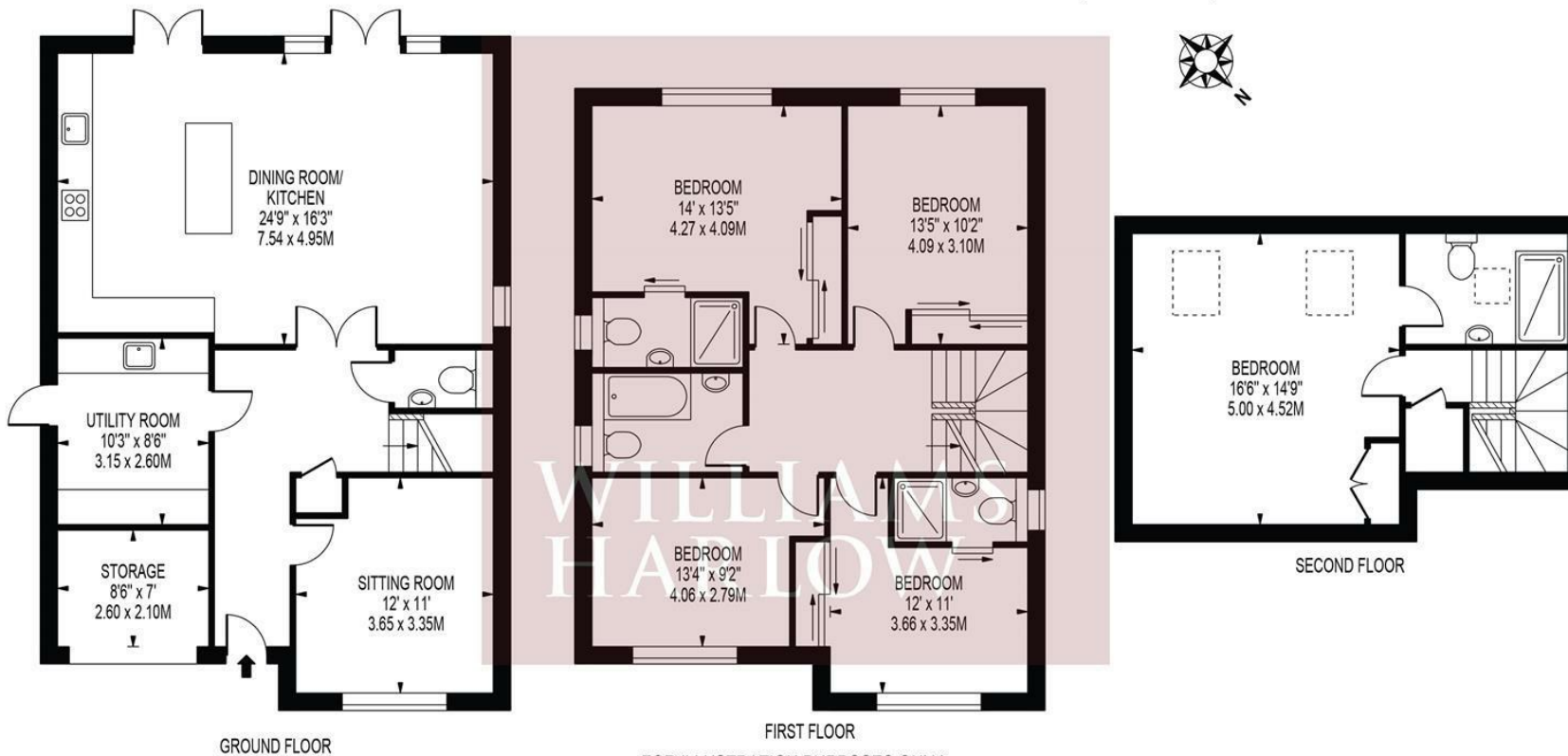
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

## HILLSIDE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1947 SQ FT - 180.91 SQ M

(EXCLUDING STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 59 SQ FT - 5.46 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

