



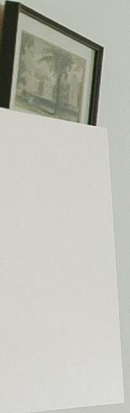
Hillside, Banstead,
Offers In Excess Of £650,000 - Freehold

**WILLIAMS
HARLOW**

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Located on the ever popular Hillside, Banstead, this delightful **TWO BEDROOM** detached bungalow with its original footprint and garage presents an excellent opportunity for those seeking a tranquil yet convenient lifestyle. Boasting a spacious reception room, this property offers ample space with two well-proportioned bedrooms that provide comfortable living quarters that is a blank canvas and requires modernisation. Set on a generous plot of 0.2 acres, the bungalow features a large west-facing garden, perfect for enjoying the afternoon sun and hosting summer gatherings and the potential of extension. The property is offered with no onward chain, allowing for a smooth and straightforward purchase process. This bungalow is ideal for those looking for a project and wishing to create their dream home in a peaceful setting. This property is a rare find in the desirable Banstead area. Don't miss the chance to make this charming bungalow your own.

THE PROPERTY

A two double bedroom detached bungalow built in the 1930's. Upon entry you are greeted with the original wooden panelling within the entrance hall. There is a good sized lounge/dining room, kitchen, two double bedrooms, bathroom and separate WC.

OUTDOOR SPACE

Set on 0.2 of an acre the property has a west facing rear garden approximately 100 ft in length x 50 ft width. The rear garden offers a good degree of privacy, with a patio area and a few steps up to a huge area of lawn and mature trees. There is a front driveway suitable for 2 cars, single garage and front garden.

WHY YOU SHOULD VIEW

It is rare to find a bungalow on this road still on its original footprint giving you the potential to alter and extend to meet your needs. The property is also bought to the market with the benefit of no onward chain.

KEY FEATURES

Good plot size - Opportunity to do a loft conversion or increase the ground floor footprint (STPP) - Chain free

LOCAL AREA

Banstead Nork is a superb area if you haven't already visited and is unlike any other Surrey towns. It enjoys excellent commuting possibilities from Banstead mainline train station. The area also offers a plentiful range of independent schools and state schools. Nork shopping parade is within a short distance with a variety of independent shops. Banstead Village High Street is approximately half a mile away with a range of national chains, supermarkets and the area is surrounded and well served by vast green open spaces. Located in a relax neighbourhood which allows you to take evening strolls without a second thought and a community where you feel fully invested.

LOCAL SCHOOLS

Warren Mead Junior School – Ages 7-11
Warren Mead Infant School – Ages 2-7
St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11
Sutton Grammar School - Ages 11-18

LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour
Tattenham Corner Station – London Bridge, 1 hour 9 min
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 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,

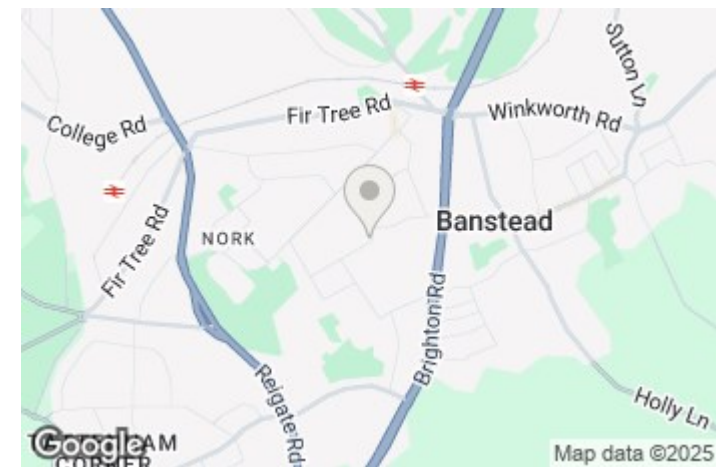
Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

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

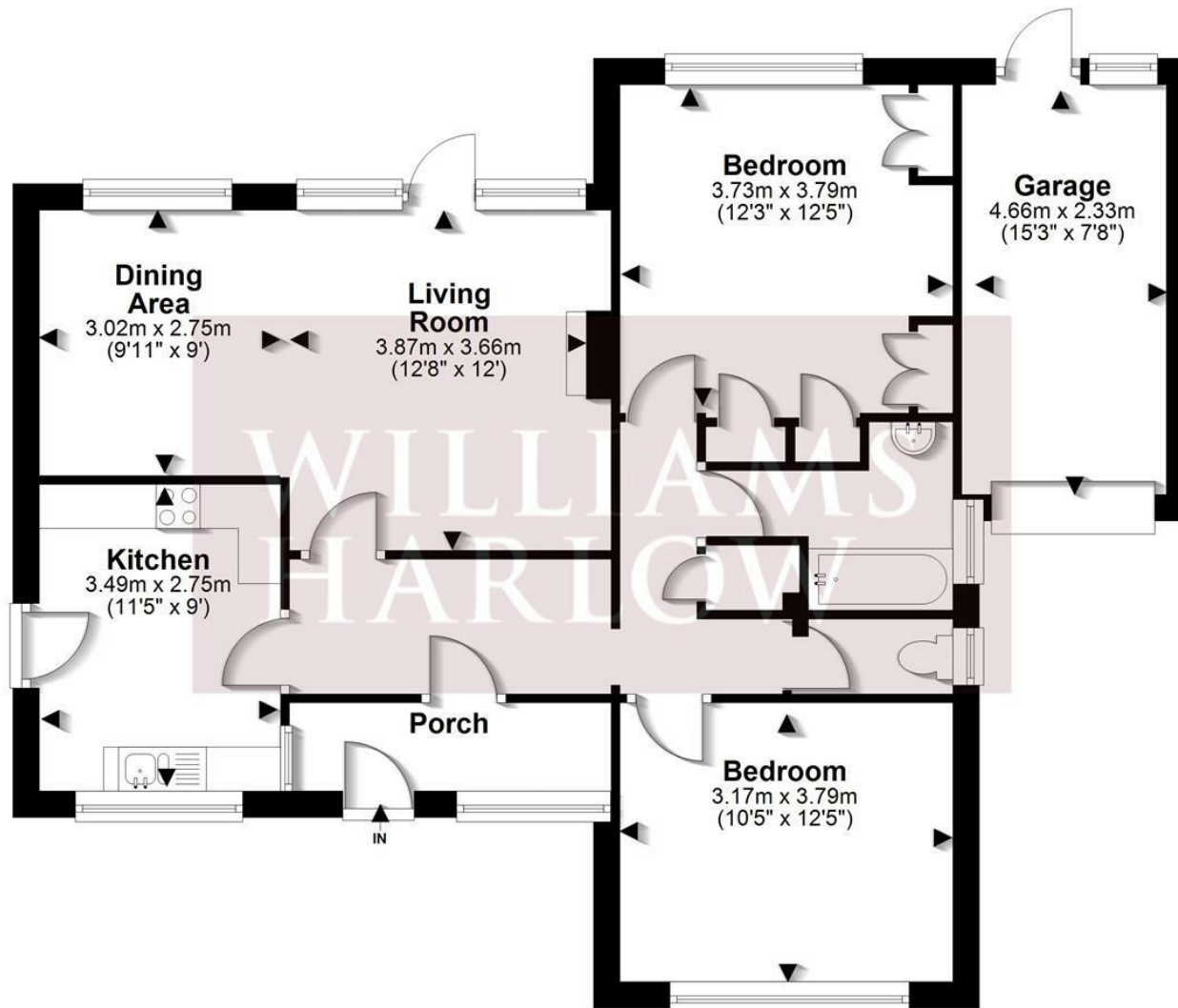
Reigate & Banstead BAND E £2,992.97 2025/26



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Ground Floor

Main area: approx. 82.2 sq. metres (885.3 sq. feet)
Plus garages, approx. 10.8 sq. metres (116.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

