



Buckles Way, Banstead, Surrey  
Asking Price £950,000 - Freehold

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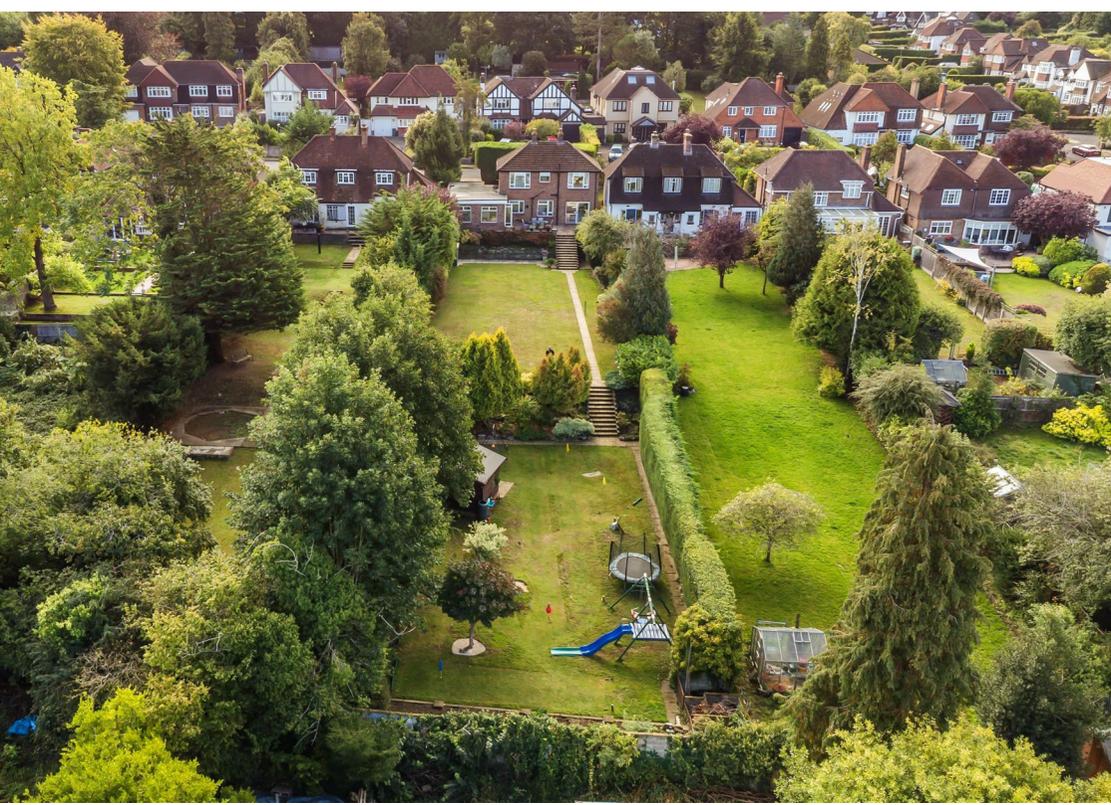
**WILLIAMS  
HARLOW**











Nestled in the desirable area of Buckles Way, Banstead, this charming three-bedroom detached home offers a perfect blend of comfort and potential. With two spacious reception rooms, this property is ideal for both family living and entertaining guests. The well-appointed kitchen and dining areas provide a welcoming atmosphere for shared meals and gatherings.

The home boasts three generously sized bedrooms, ensuring ample space for relaxation and privacy. Additionally, there is one lovely modern bathroom and additional cloakroom, making morning routines a breeze for the whole family.

One of the standout features of this property is its impressive garden, extending over 200 feet. This expansive outdoor space is perfect for gardening enthusiasts, children at play, or simply enjoying the fresh air. The garden offers a blank canvas for those looking to create their own outdoor oasis.

Parking will never be an issue here, as the property accommodates up to five vehicles, providing convenience for families or those who enjoy hosting visitors.

Situated in a location renowned for its excellent local schools, this home is ideal for families seeking quality education for their children. Furthermore, there is potential to extend the property, subject to planning permission, allowing you to tailor the home to your specific needs and desires.

In summary, this delightful detached house in Banstead presents a wonderful opportunity for those looking for a family home with room to grow. With its spacious interiors, vast garden, and proximity to reputable schools, it is a property not to be missed.

## THE PROPERTY

A spacious and characterful detached house dating from the 1950's in a highly regarded sought after location in Buckles Way, Banstead. A road which is sought after by many and where many of the residents have lived for generations, located within easy range of highly regarded state and private schools. The property has a spacious entrance hall which leads to the living room, kitchen/breakfast and

utility room to the rear alongside the dining room which gives any purchaser potential to create an open plan living style. To the first floor there are three well proportioned bedrooms and one bathroom. Outside to the front there is plentiful parking for up to four vehicles and large north-west facing rear garden.

## OUTDOOR SPACE

60.96m x 15.24m (200 x 50)

A beautiful north-west facing garden measuring over 200ft providing the ultimate space a family could need. The current owners have allowed space to the rear to create a putting green and log cabin/ bar, providing great entertainment for any social gathering. There is ample parking to the front of the property for up to four vehicles plus a garage.

## LOCAL AREA

Banstead Nork is superb if you haven't already visited and is unlike many other Surrey towns. 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.

## WHY YOU SHOULD VIEW

It would be hard to better this house if you seek a larger modern home with flexible accommodation, which offers potential to really make a property unique to you. The property is surrounded by excellent schools, transport options, shops and open countryside. The north westerly aspect rear garden will provide a lovely evening sunset should you wish to host or enjoy a relaxing quiet evening.

## 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)

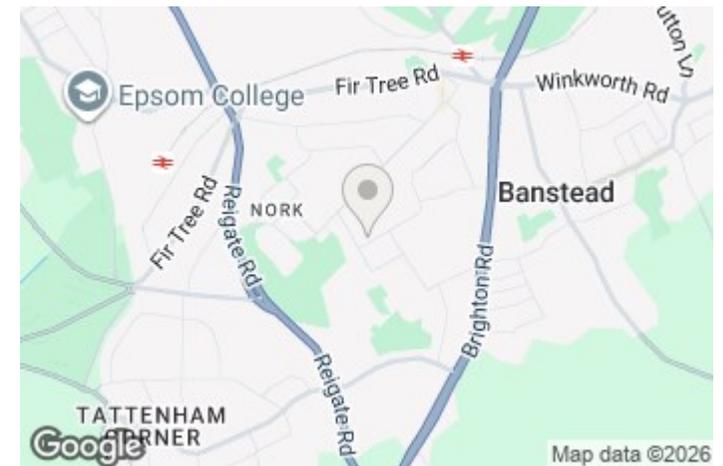
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## 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

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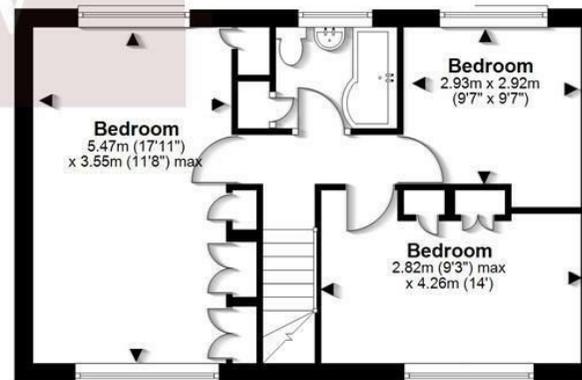
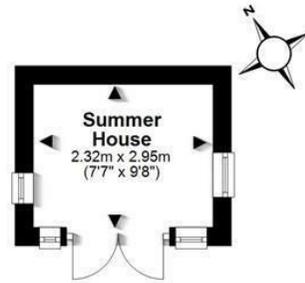
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

