



www.centro-pic.uk | Telephone 020 8401 5000
www.christiesworld.com | Telephone 020 8643 7777

MAYFAIR
OFFICE.CO.UK

onTheMarket.com

zoopla.co.uk

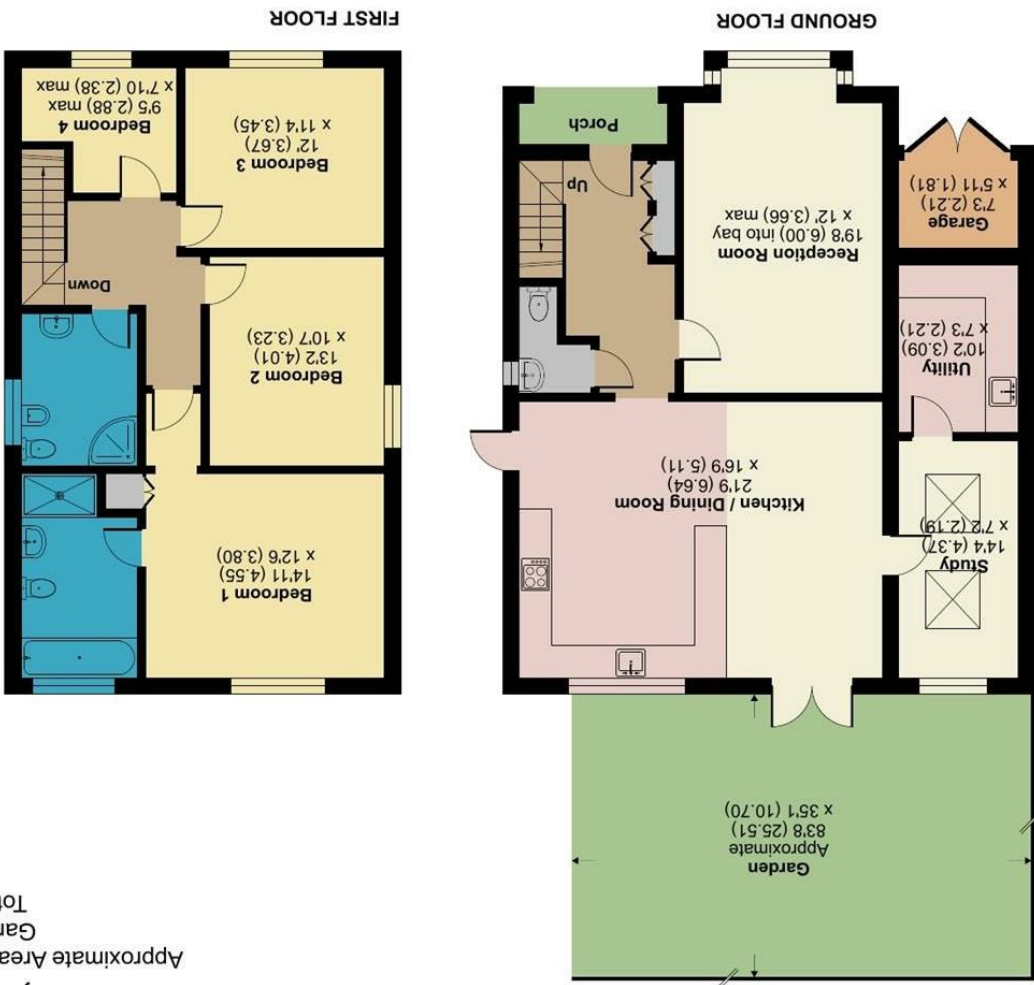
rightmove

RICS

The Property
Ombudsman

CHRISTIES

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2026.
Produced for Centro Residential Sales and Lettings Limited. REF: 1500541



Warren Road, Banstead, SM7
Approximate Area = 1758 sq ft / 163.3 sq m
Garage = 39 sq ft / 13.1 sq m
Total = 1797 sq ft / 167 sq m
For identification only - Not to scale



CHRISTIES



WARREN ROAD, SURREY SM7 1LG

GUIDE PRICE £1,000,000

SITUATED ON ONE OF BANSTEAD'S MOST SOUGHT-AFTER RESIDENTIAL ROADS, THIS IMPRESSIVE AND BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME OFFERS VERSATILE ACCOMMODATION, PERFECTLY SUITED TO MODERN FAMILY LIVING.

THE PROPERTY BENEFITS FROM A WELCOMING ENTRANCE HALL, A SPACIOUS BAY-FRONTED RECEPTION ROOM FEATURING A MODERN FIREPLACE, A CONTEMPORARY OPEN-PLAN KITCHEN/DINING ROOM FORMING THE HEART OF THE HOME, A SEPARATE UTILITY ROOM, A DOWNSTAIRS CLOAKROOM, AND A CHARMING OFFICE/SNUG OVERLOOKING THE REAR GARDEN.

UPSTAIRS ARE FOUR WELL-PROPORTIONED BEDROOMS, INCLUDING A GENEROUS PRINCIPAL BEDROOM WITH AN EN-SUITE SHOWER ROOM, TOGETHER WITH A MODERN FAMILY BATHROOM. A PARTICULAR FEATURE OF THE PROPERTY IS THE LARGE LOFT AREA, WHICH ALREADY BENEFITS FROM WINDOWS AND OFFERS EXCELLENT POTENTIAL FOR CONVERSION INTO ADDITIONAL LIVING ACCOMMODATION, SUBJECT TO THE NECESSARY PLANNING PERMISSION AND BUILDING REGULATIONS, PRESENTING AN EXCITING OPPORTUNITY FOR FUTURE EXPANSION.

TO THE REAR, THE PROPERTY ENJOYS A PRIVATE, WELL-MAINTAINED GARDEN WITH AN ATTRACTIVE PATIO, PROVIDING THE PERFECT SETTING FOR OUTDOOR ENTERTAINING, FAMILY GATHERINGS, OR SIMPLY RELAXING IN PEACEFUL SURROUNDINGS WHILST THE FRONT OFFERS AMPLE SPACE FOR PARKING AND GARAGE FOR STORAGE.

BANSTEAD HIGH STREET IS JUST A SHORT DISTANCE AWAY, OFFERING AN EXCELLENT SELECTION OF INDEPENDENT BOUTIQUES, CAFÉS, RESTAURANTS, WAITROSE, AND A VARIETY OF EVERYDAY AMENITIES. FOR COMMUTERS, BANSTEAD AND EPSOM DOWNS RAILWAY STATIONS PROVIDE REGULAR SERVICES TO LONDON VICTORIA AND LONDON BRIDGE, WHILE THE NEARBY A217 OFFERS CONVENIENT ACCESS TO THE M25 AND SURROUNDING TOWNS.

- FOUR-BEDROOM DETACHED FAMILY HOME
- SPACIOUS KITCHEN/DINING ROOM, SNUG AND UTILITY ROOM
- LARGE LOFT WITH WINDOWS OFFERING EXCELLENT CONVERSION POTENTIAL (STPP & BUILDING REGULATIONS)
- AMPLE DRIVEWAY PARKING AND PRIVATE REAR GARDEN
- CLOSE TO BANSTEAD HIGH STREET, EXCELLENT SCHOOLS AND TRANSPORT LINKS
- COUNCIL TAX BAND G
- EPC RATING D

