



Warren Road, Banstead,  
Asking Price £1,000,000 - Freehold



**WILLIAMS  
HARLOW**











This splendid four bedroom detached house in Warren Road, Banstead presents an exceptional opportunity for families seeking a spacious and comfortable home. Boasting ample accommodation arranged thoughtfully over two floors, ensuring both privacy and convenience for family living.

The heart of the home is undoubtedly the feature kitchen and dining room located at the rear, providing a perfect space for family meals and entertaining guests. The generous reception room further enhances the living space, allowing for relaxation and social gatherings.

One of the standout features of this property is the superb garden, one of the largest in the area, extending impressively in length. This outdoor haven offers a good degree of privacy, making it an ideal setting for children to play or for hosting summer barbecues with friends and family. The brick built studio is large and offers a multitude of uses from gym to that all important workspace.

For those with vehicles, the property includes parking for up to four vehicles, along with an attached garage, ensuring that convenience is at the forefront of this home.

The vendor is currently suited on an end chain property, making this an attractive option for prospective buyers looking to move swiftly. With its prime location, spacious layout, and impressive outdoor space, this home is a rare find in Banstead and is sure to appeal to discerning buyers.

Impressive EPC rating C

## THE PROPERTY

Dating originally from the 1930's with latter extensions this house offers attractive elevations and one of the largest gardens within the area offering much character, set in a road of other similar charming houses. There is a generous entrance hallway entered by an attractive front door with a staircase giving access to the first floor rooms. Starting impressively the neutral decor and homely aura are well presented however the house has been tastefully modernised by the present owner. There is a feature kitchen/family room to the rear and four good sized bedrooms to the first floor and bathroom.

## OUTSIDE

Outside will certainly not disappoint with a rear garden extending to 235 feet has been well maintained by the owners. There is a patio immediately to the rear with the remainder laid to lawn with feature office studio 6.5 meters x 6.5 meters located towards the end of the garden. It is given over to off street parking to the front ideal family and staying guests and also there is an attached garage.

## THE LOCAL AREA

Banstead Nork is superb if you haven't already visited and is unlike many other Surrey areas. The property is within easy walking distance of Nork Way local shops, restaurants etc., Banstead mainline train station services to Sutton and London plus excellent primary and secondary schools alongside Nork park which is ideal for recreation. 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.

## VENDOR THOUGHTS

We have owned the property for a number of years and have extended and enjoyed the property during our ownership. The property has always been full of fun, laughter and celebrations over the years and has acted as a hub for extended family and friends. We love the area so much we have found a property that we wish to downsize to within the area and we sincerely hope the new owners will enjoy it as much we have.

## WHY YOU SHOULD VIEW

If you have hobbies or work from home the garden studio measures 6.5 x 6.5 meters with power, water and heating and is used as a dental surgery. The main house mixing with other period homes within the area this property more than holds its own. Although the property is close to modern conveniences it is also close to parks and open spaces. The area is a relaxed and peaceful neighbourhood which allows you to take evening walks without a second thought and a community and area where people feel fully invested.

## 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

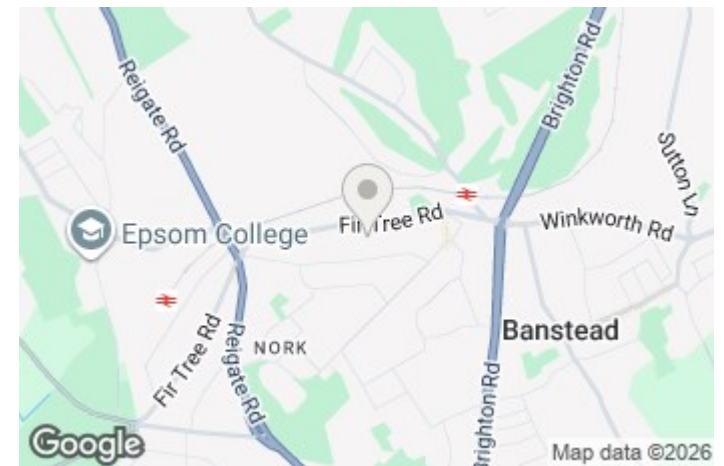
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station  
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)  
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## WHY WILLIAMS HARLOW

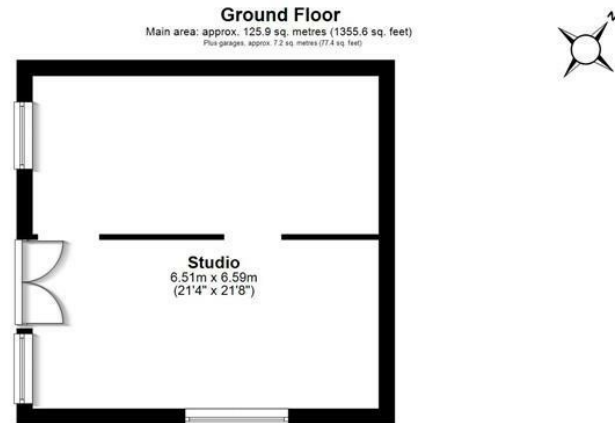
From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## COUNCIL TAX

Reigate & Banstead BAND F £3,537.14 2025/26



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.



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>		69	79
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

