



Gale Crescent, Banstead, Surrey

£550,000 - Freehold



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**WILLIAMS
HARLOW**











Located in the quiet cul de sac of Gale Crescent, Banstead, this charming end of terrace house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property is designed to accommodate modern living with ease. The inviting lounge area leading through to the open plan kitchen / diner offers a warm and welcoming space, perfect for relaxation or entertaining guests.

The modern kitchen adds a touch of elegance, ensuring comfort and convenience for all residents. The property also benefits from a private driveway to park two vehicles plus a garage, making it ideal for those with multiple cars or who require additional storage.

Situated within walking distance of Banstead Village High Street, residents will enjoy easy access to a variety of shops, cafes, and local amenities, enhancing the appeal of this delightful home. Furthermore, the potential for extension, subject to the necessary consents, allows for the possibility of personalising the space to suit your needs.

This property is a rare find in a sought-after location, combining the peace of a quiet neighbourhood with the convenience of nearby facilities. Whether you are looking to settle down or invest, this property in Gale Crescent is a wonderful choice.

THE PROPERTY

The property is a convenient distance from Banstead Village High Street and also miles of open countryside. This charming end terraced home dates from the 1950's and is in a pretty road of other similar houses. The entrance porch leads to a wide hallway with the staircase providing access to the upper floor, where there are three good sized bedrooms and a bathroom. The kitchen/dining room is a real standout feature of the home. It has been re-fitted by the present owners with all integral appliances and the ever popular breakfast bar plus there is a good size lounge.

OUTSIDE AREA

The rear garden is wider than many others within the road at 57 ft x 33 ft and offers a decked area immediately to the rear of the property with the remainder mainly laid to level lawn and offers a great degree of privacy. There is also a garage at the side of the property with a driveway providing off street parking.

VENDOR THOUGHTS

We bought the property in 2014 and have completely changed the style of the house to suit our own needs and turned it into a wonderful family home. The house and garden have been perfect for us and for entertaining family and friends. The property holds a wealth of happy memories for us and our family and we sincerely hope the new owners will enjoy it as much as we have.

THE LOCAL AREA

The area is well served and is equidistant between Banstead Village with a great range of High Street shops, cafes, restaurants and independent traders, excellent schooling alongside miles of countryside to the south. The area is considered a relax neighbourhood which allows you to take evening walks without a second thought and a community where people feel invested.

LOCAL SCHOOLS

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

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

LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour

Sutton – London Victoria 33 minutes

Sutton to London Bridge 39 minutes

Sutton to St Pancras International 47 minutes

Sutton to Blackfriars - 38 minutes

Sutton to Wimbledon - 17 minutes

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 D £2,448.79 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.

Banstead Office

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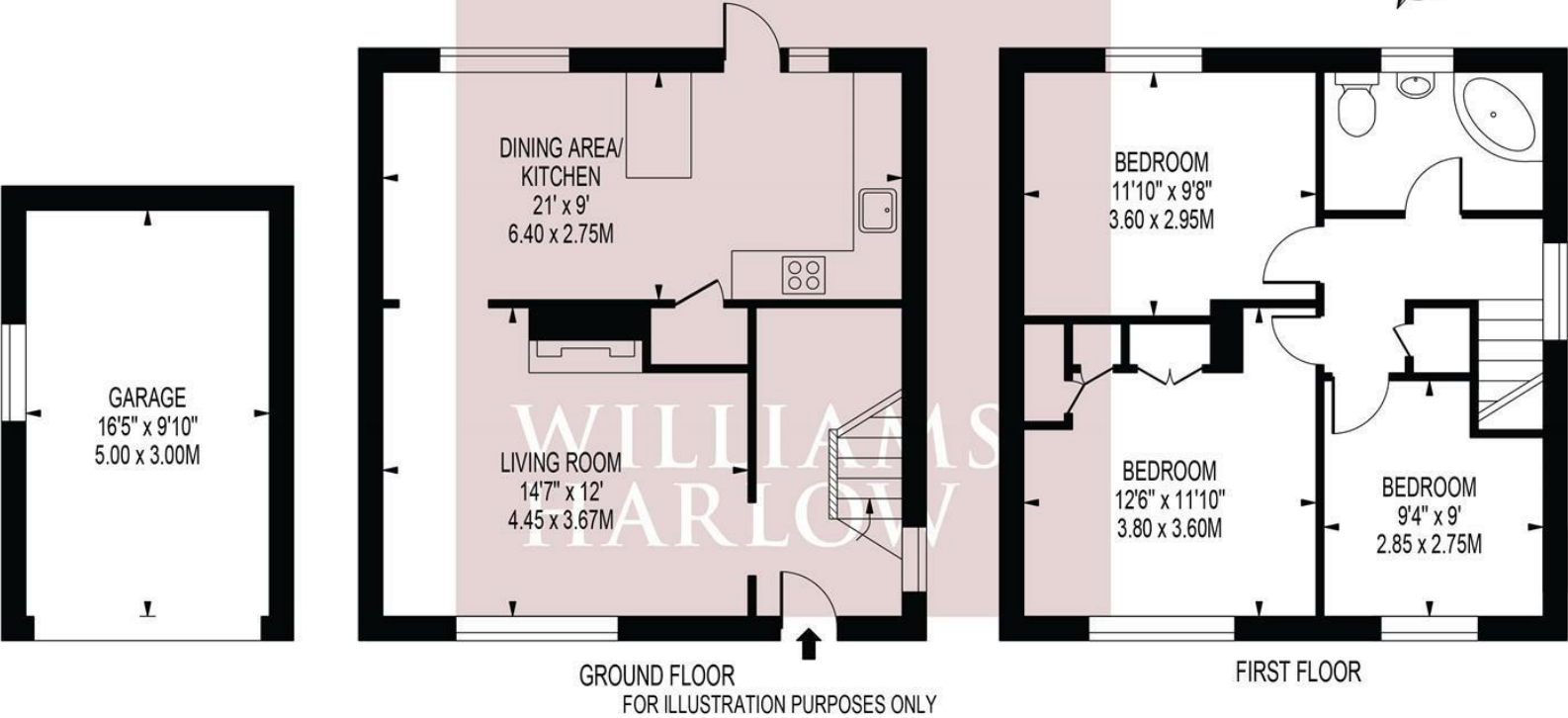
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GALE CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 923 SQ FT - 85.76 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 161 SQ FT - 15.00 SQ M



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) A		85
(81-91) B		
(69-80) C		57
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

