

Clifton Place, Banstead,

£590,000 - Freehold

3 | 1 | 1

WILLIAMS HARLOW












STOVES











Located in the charming cul-de-sac of Clifton Place, Banstead, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable home. With three well-proportioned bedrooms, this property is perfect for those who seek to downsize. The inviting reception room offers a warm and welcoming atmosphere, ideal for both relaxation and entertaining.

The house boasts a modern bathroom and is in excellent decorative condition throughout, ensuring that you can move in with ease and enjoy your new surroundings from day one. The manageable gardens provide a lovely outdoor space for you to unwind in the fresh air.

Convenience is key, and this property is ideally located just a stone's throw away from Banstead High Street, where you will find a variety of local amenities, shops, and eateries. Additionally, the property benefits from private parking and a useful garage.

With no onward chain, this home is ready for you to make it your own without the hassle of waiting. This property in Clifton Place is not to be missed. Come and experience the charm and convenience of this lovely home for yourself.

THE PROPERTY

Located in this popular residential cul-de-sac of just sixteen other homes, the area is ever sought after by the retired downsizer, family or and those seeking smaller accommodation as it affords minutes walk from Banstead Village High Street coffee shops, Marks & Spencer's and other amenities. The property is super charming with an attached garage, parking to the front and manageable gardens to the front and rear. The accommodation is laid out over two floors with a double and single room to the first floor and on the ground floor a further bedroom and bathroom. Here can also be found the 'L' shaped lounge/dining room and the fully fitted kitchen to the rear.

OUTDOOR SPACE

To the front of the property there is a driveway providing parking for 1 car plus a garage with easy to maintain gardens to the front and rear, 26ft x 35ft widest point rear garden.

THE LOCAL AREA

Banstead is superb if you haven't already visited and is unlike many other Surrey towns. Banstead Village offers a thriving High Street with plenty of independent shops as well as supermarket chains, restaurants and coffee shops. There is excellent schooling and an array of vast green open spaces. The area is considered a relaxing 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
Tattenham Corner Station – London Bridge, 1 hour 9 min
Epsom to Waterloo - 36 minutes

MAINTENENCE CHARGES

The details for paying the annual maintenance are as follows.
Annual Maintenance Charge 01.03.26 - 28.02.27 £350.00
Perimeter Houses Hedge Cutting £32.00
Total amount due £382.00
The maintenance of the road is included in the yearly charges.
There is currently a fund of £17,000
The yearly charge has been approximately £380 for the last few years
The Curtilage company details are registered on Gov.uk website under Clifton Place

ENHANCEMENT & STAGING DISCLAIMER

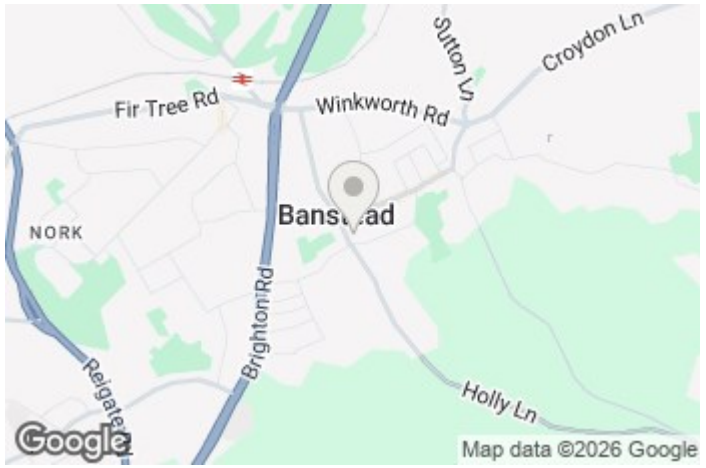
Please note that some of the photographs featured within these particulars may have been digitally enhanced, edited or virtually staged to improve their presentation. This may include adjustments to lighting, colour, landscaping, the removal of vehicles or other objects, and the addition or alteration of furnishings. Such images are provided for illustrative purposes only and may not represent the property's exact current appearance. Prospective purchasers are advised to satisfy themselves as to the property's actual condition, layout and surroundings through personal inspection.

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



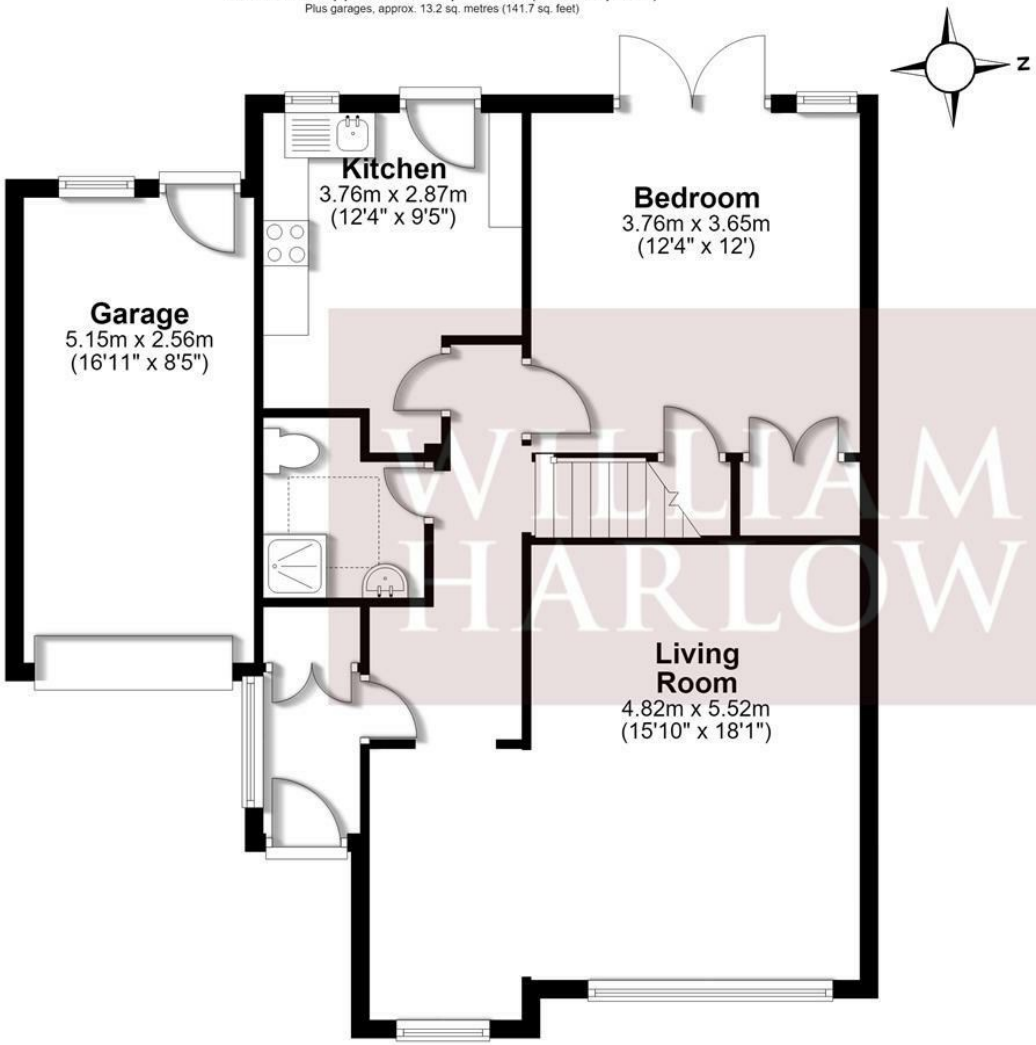
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

Banstead Office
Call: 01737 370022
31 High Street, Banstead, Surrey,
SM7 2NH

banstead@williamsharlow.co.uk
www.williamsharlow.co.uk

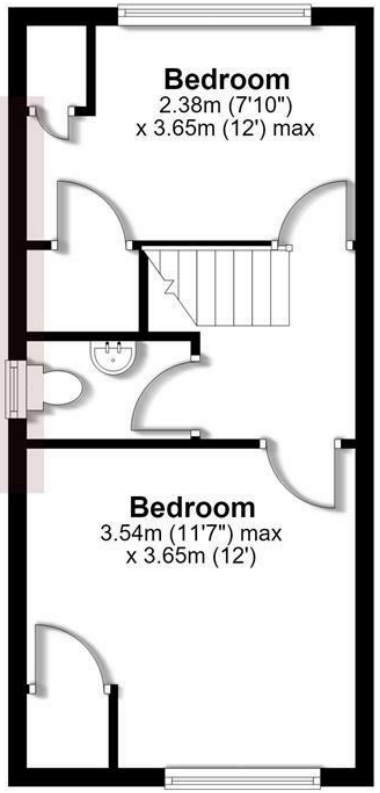
Ground Floor

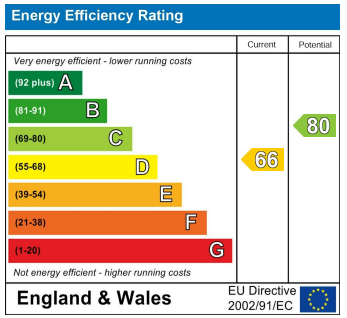
Main area: approx. 62.3 sq. metres (670.7 sq. feet)
Plus garages, approx. 13.2 sq. metres (141.7 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.5 sq. feet)





Main area: Approx. 92.3 sq. metres (993.2 sq. feet)
Plus garages, approx. 13.2 sq. metres (141.7 sq. feet)