

Kennedys'

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61, Nork Way
Banstead, SM7 1HL

Kennedys are delighted to offer to the rental market a fully refurbished 5 bedroom detached house. If you desire the character and charm of a 1920s detached house, with the quality of finish, convenience, and design cues of a new build house, this property may be for you. Available Immediately unfurnished.

£3,625 Per
Month



- Detached Family Home
- Accommodation spread over 3 floors
- 2 Bathrooms
- Off street parking
- Short walk from Nork high street
- Recently fully renovation
- 5 Bedrooms
- Enclosed rear garden
- Set back from the road
- Available Immediately





PROPERTY DESCRIPTION

The developers made a conscious decision from the start of this project to try to preserve and embellish character features within the home, whilst executing a complete renovation, bringing the house up to the spec you would expect to see in a brand new home. The living room is located to the front of the house, with a signature 1920s bay window. The main kitchen area provides the space that most households are looking for, a large open plan kitchen / diner, with a brand new kitchen, french doors to the garden, and a causal living space. Sage green base units beautifully compliment white countertops, brass cabinet furniture and herringbone pattern mini-metro tiled splashback. The kitchen itself features integrated appliances such as wine fridge, dual ovens, induction hob and dishwasher.

Upstairs, beds 2, 3, 4 & 5 are all found on the first floor, one on each corner, with a family bathroom located in the middle boasting both bathtub and shower cubicle. The top floor is taken by the principle suite, a generous size with a brand new en-suite, it's the cherry on top of this impressive family home.

Outside, the driveway entrance is shared, with 2 off road parking spaces. At the rear of the house, the garden is a blank canvass of patio and lawn, easily maintainable.

As part of the full renovation, the house has benefitted from new windows and doors, brand new wiring, plumbing and heating systems, as well as some additional smart tech throughout.

The property is supplied by Mains electric, Gas, water and sewage.

The property is available Now as Unfurnished

The villages of Banstead and Nork both offer a variety of shopping and leisure facilities, from









PROPERTY DESCRIPTION

traditional village shops through to larger stores such as M&S Food, Waitrose and Boots to name a few. As well as restaurants, coffee shops and tea rooms. A beautiful park is just around the corner and the local area has a wide choice of good primary and secondary schools as well as independent preparatory and senior schools. There are mainline railway stations at both Banstead, Epsom Downs and Sutton giving easy access to London and access onto the M25 is via junction 8.

To view, give us a call on 01737 817 718, we would be delighted to show you around.

Material Information:

The property is supplied by Mains Water, Electric, Gas and Sewage.

Council Tax Band: G Reigate and Banstead

EPC Rating: C

Tenure: Freehold

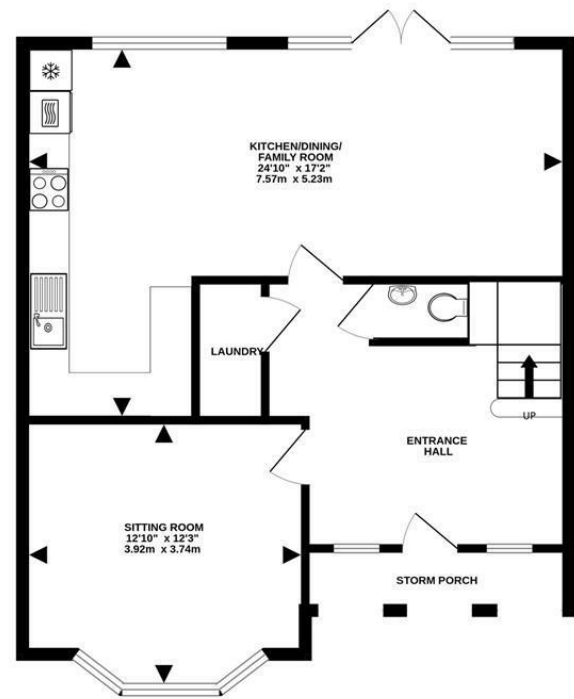
Flood Risk: Very Low Risk

Broadband: Ultrafast

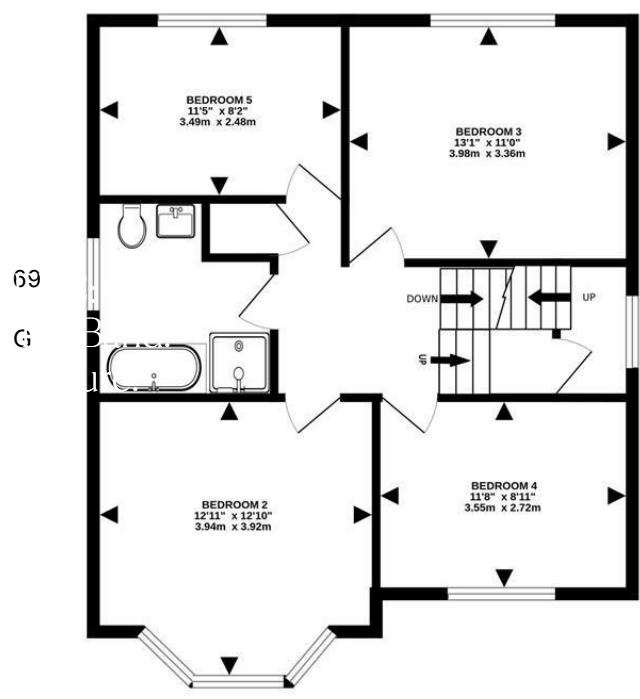
Mobile Phone Availability: Likely: EE, & O2 Limited: Three & Vodafone

Other Information: Ask The Agent

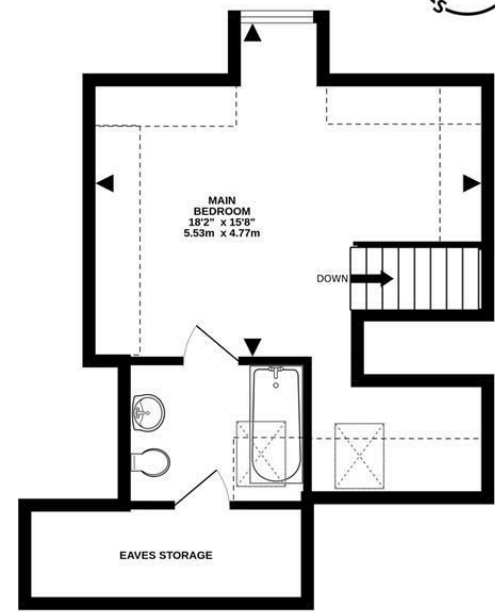
A stylized white signature or logo on a dark background. The signature is written in a cursive, flowing style, starting with a large 'C' and ending with a long, sweeping tail.



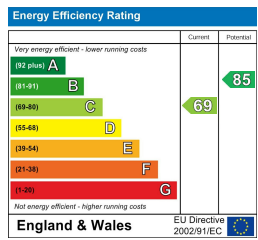
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1742 sq.ft. (161.9 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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If you would like to arrange a viewing, please call a member of the Kennedys Lettings team on 01737 817718

EPC: C
 TENURE: Freehold
 COUNCIL: Reigate &
 Banstead
 TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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