



Bankside, Epsom Downs

The **PERSONAL** Agent

Offers In Excess Of £900,000 Freehold

- Set within a small, select cul de sac
- Periphery of the picturesque Nork Park
- Modern detached family home
- Flexible & spacious accommodation
- Four generous double bedrooms
- Two ensembles & main family bathroom
- Two spacious reception rooms
- Kitchen/dining room
- Westerly facing rear garden
- Driveway, garage store & close to schools



Just moments from the picturesque Nork country park and close to the open spaces of the world famous Epsom Downs, this attractive detached family home was built in 2011 and benefits from a fantastic position within this small, select cul de sac along with enjoying a great Westerly facing garden. Having been cleverly designed with flexible family living in mind, the property is offered to the market in great order and must be viewed to be fully appreciated.

The property itself enjoys an incredibly well balanced layout over two floors that is perfect for a growing family. When you couple the flexible space it provides with the generous and practical garden space, finding a more impressive and attractive modern home, on the doorstep of Nork Park, will be a very difficult task indeed.

The flexible, sophisticated and practical design, alongside the attention to detail within this property is immediately evident from the moment you pull on to the driveway. Benefitting from 1748 Sq. Ft of total space, the property provides the perfect layout for entertaining, social occasions and most importantly generous flexible family living without any compromises.

As soon as you step into the welcoming central entrance hall the wonderful feel of this house is immediate, with accommodation that flows perfectly and makes the most of the natural light. At the heart of the property is an impressive kitchen/dining room that is perfect for entertaining and is a brilliant hub of this home.

There is a generous living room that is centred around a fireplace which in turn links to a secluded terrace and the garden. To the front of the property there are two generous reception rooms, one is currently used as a work from home office and the other a family room, however the family room can easily be utilised as a comfortable fourth double bedroom as there is a bathroom that adjoins it.

The ground floor is completed by a large utility cupboard, whilst the staircase provides access to the rest of the bedrooms upstairs.

On the first floor there are three exceptionally well proportioned bedrooms, all could easily be used as comfortable double bedrooms due to their generous sizes. The principal bedroom enjoys a dressing area and ensuite bathroom, whilst the guest bedroom benefits from a smart ensuite shower room too.

Outside the property benefits from a driveway and in addition there is a useful garage storage space. The stunning Westerly facing rear garden which is wonderfully private has been professionally designed to create a real practical and usable space. The terrace is the perfect space to entertain family and friends as well as being a sun trap, whilst the top lawned area is a great space for the kids to let off steam and run around.

Homes on Bankside are always rarely available and therefore popular, especially one as turn-key and flexible as this. Located within easy reach of local schools, local amenities and the picturesque open spaces of Nork Park. Tattenham Corner station is just a few minutes drive away whilst the town of Epsom and Banstead Village are located close by and offer comprehensive shopping and leisure facilities, and transport links too.

Tenure - Freehold
Council tax band - G





The **PERSONAL** Agent



Bankside

Total Area: 1748 SQ FT • 162.43 SQ M
(Including Store)
Store Area: 31 SQ FT • 2.90 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
		76	83

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of 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.

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

