

## Nork Gardens Banstead, Surrey SM7 1NZ

WILLIAMS HARLOW ARE PLEASED TO PRESENT A SECLUDED THREE DOUBLE BEDROOM DETACHED HOUSE TO THE MARKET. Situated on a secluded cul-de-sac, in a convenient location in Banstead, this is the perfect family home. Consisting of a private driveway at the front, two good-size reception rooms plus a large kitchen-diner with utility room, a study/bedroom and a shower room downstairs. Upstairs provides three double bedrooms (2 with built-in wardrobes) and a family bathroom. A good-size, private garden to the rear with grass and decking. Available at the end of July on an unfurnished basis.

**£2,850 PCM Unfurnished**



## DRIVEWAY

Brick-laid driveway for 2/3 vehicles

## ENTRANCE

Covered porch area

## HALLWAY

Provides access to all rooms

## LOUNGE

Front aspect with carpets, spot lighting and fitted shutters in the windows and feature fireplace

## DINING ROOM

Overlooking the rear garden with glazed double French doors opening onto the decking area and feature fireplace

## KITCHEN-DINER

Fully equipped kitchen-diner with double access into the garden and wood flooring flowing through in from the hallway and dining room.

Spacious enough for a family table and chairs and double doors to separate the hallway.

## UTILITY ROOM

Accessed from the kitchen diner with washing machine and tumble-dryer

## STUDY/BEDROOM 4

Currently used as a study at the front of the house but large enough to accommodate a double bed

## SHOWER ROOM

Shower cubicle, WC and wash-basin

## STAIRCASE

carpeted leading up to.....

## BEDROOM ONE

Overlooking the front of the house with carpets, built-in wardrobes and double-glazed windows with fitted shutters

## BEDROOM TWO

Overlooking the rear of the house with carpets, built-in wardrobes and double-glazed windows with fitted shutters

## BEDROOM THREE

Carpeted with fitted shutters in the windows

## BATHROOM

Shower over bath, WC, basin and heated towel-rail

## REAR GARDEN

Large decking area accessed from the house and remainder of the garden laid to grass

## COUNCIL TAX

Council Tax Band G (£3,898.91) 2024 / 25



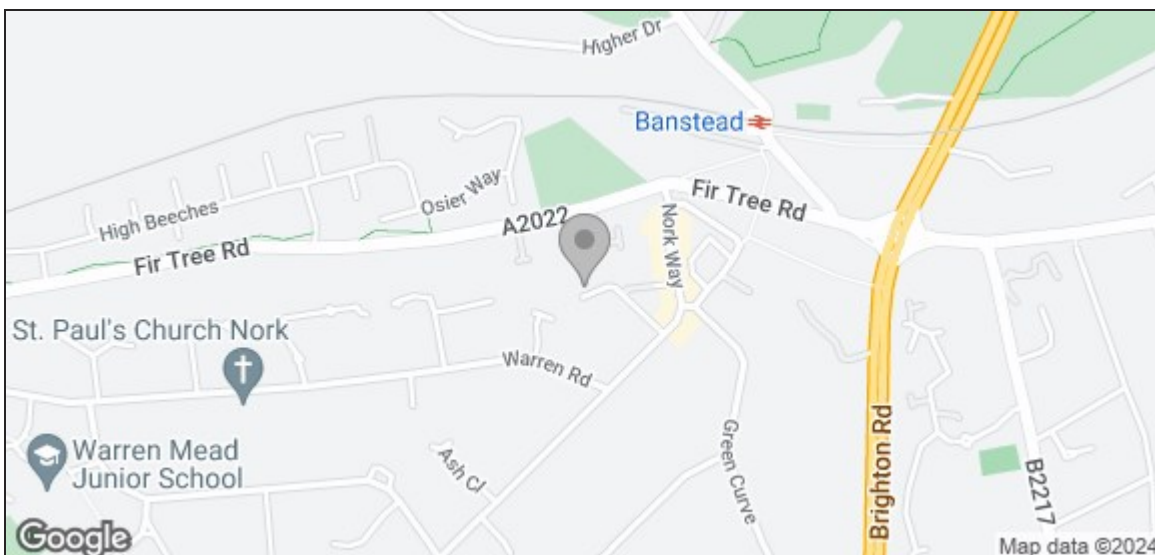
## NORK GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1531 SQ FT - 142.22 SQ M



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 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 |   |                         | 97        |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B | 87                      |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| <b>England &amp; Wales</b>                  |   |                         |           |
|   |   | EU Directive 2002/91/EC |           |