



Nork Way, Banstead, Surrey SM7 1HN
Offers In Excess Of £1,000,000 - Freehold

**WILLIAMS
HARLOW**

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-  1
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An opportunity to acquire a sympathetically extended four bedroom detached home under a mansard roof offering flexible accommodation with a feature rear garden extending to 217 feet approximately. The property also benefits from having a first floor rear terrace, double garage, parking for two vehicles and all is a short walk good local schools, local shops at Nork Way, doctors surgery and Banstead mainline train station with direct service to London Victoria. **SOLE AGENTS. NO CHAIN**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	50	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	











FRONT DOOR

Part glazed front door under recessed canopy with outside light, giving access through to the:

ENTRANCE HALL

Principally of two areas. Radiator. Stairs to the first floor. Understairs storage cupboard.

DOWNSTAIRS WC

Low level WC. Wash hand basin with mixer tap and cupboard below. Coving. Obscured glazed window to the rear.

FRONT RECEPTION ROOM

A good sized 'L' shaped room. Double aspect with window to the side and bay window to the front. Exposed wooden flooring. Radiator. Coving. Fireplace feature with stone hearth and surround.

SITTING ROOM

Double aspect room with sliding full height doors enjoying an elevated view over the rear garden. Window to the side. Wall lights. 3 x radiators. Built in shelving.

KITCHEN

Basic range of wall and base units comprising of a roll edge work surface incorporating a 1 1/2 bowl stainless steel sink drainer with mixer tap. Integrated dishwasher. Fitted double oven and grill. Surface mounted four ring gas hob with extractor above. Space for washing machine. Integral fridge. Window to the rear. Part glazed door to the rear. Radiator. Connecting door to the front reception room.

FIRST FLOOR ACCOMMODATION

GOOD SIZED LANDING

Reached via a split staircase. Access to loft void.

BEDROOM ONE

Double aspect room with window to the front and window to the rear. Radiator. Built in wardrobes providing useful hanging

and storage. Wash hand basin set on a dressing table with drawers either side and below. Coving. Doorway providing access to the:

OUTDOOR TERRACE

Accessed via a full height glazed door from the bedroom with windows either side. Wrought iron balustrade. All enjoys a pleasant outlook over the rear garden.

BEDROOM TWO

Window to the front. Coving. Radiator.

BEDROOM THREE

Window to the rear. Radiator. Coving. Fitted wardrobe.

BEDROOM FOUR

Window to the front. Radiator. Coving.

BATHROOM

Panel bath with wall mounted control. Shower. Low level WC. Wash hand basin with mixer tap and cupboard and drawers below. Fully tiled walls, Heated towel rail. Wall mounted electric heater. Downlighter. Airing cupboard housing the insulated cylinder.

OUTSIDE

FRONT

There is a good sized front garden comprising of areas of lawn flanked by mature well maintained flower/shrub borders.

PARKING

There is a driveway providing off street parking for two vehicles, beyond which there is:

DOUBLE GARAGE

Accessed via two individual up and over garage doors, one of which is electronic. Skylight window. Connecting door to the entrance hall.

To the other side of the garage there is a pathway where there is a brick built boiler cupboard, which gives way to the:

REAR GARDEN

66.14m x 15.24m approximately (217'0 x 50'0 approximately) There is a patio at various levels to the rear benefitting from an outside tap. The property has magnificent gardens which are very established with an array of flower/shrub borders and ornamental trees. Towards the halfway point of the garden of large area of level lawn there is a rockery feature with a pond beyond which a further area of lawn which leads to the end of the garden where there is a wooden garden shed. The garden offers a high degree of privacy.

COUNCIL TAX

Reigate & Banstead BAND G £3,898.91 2024/25



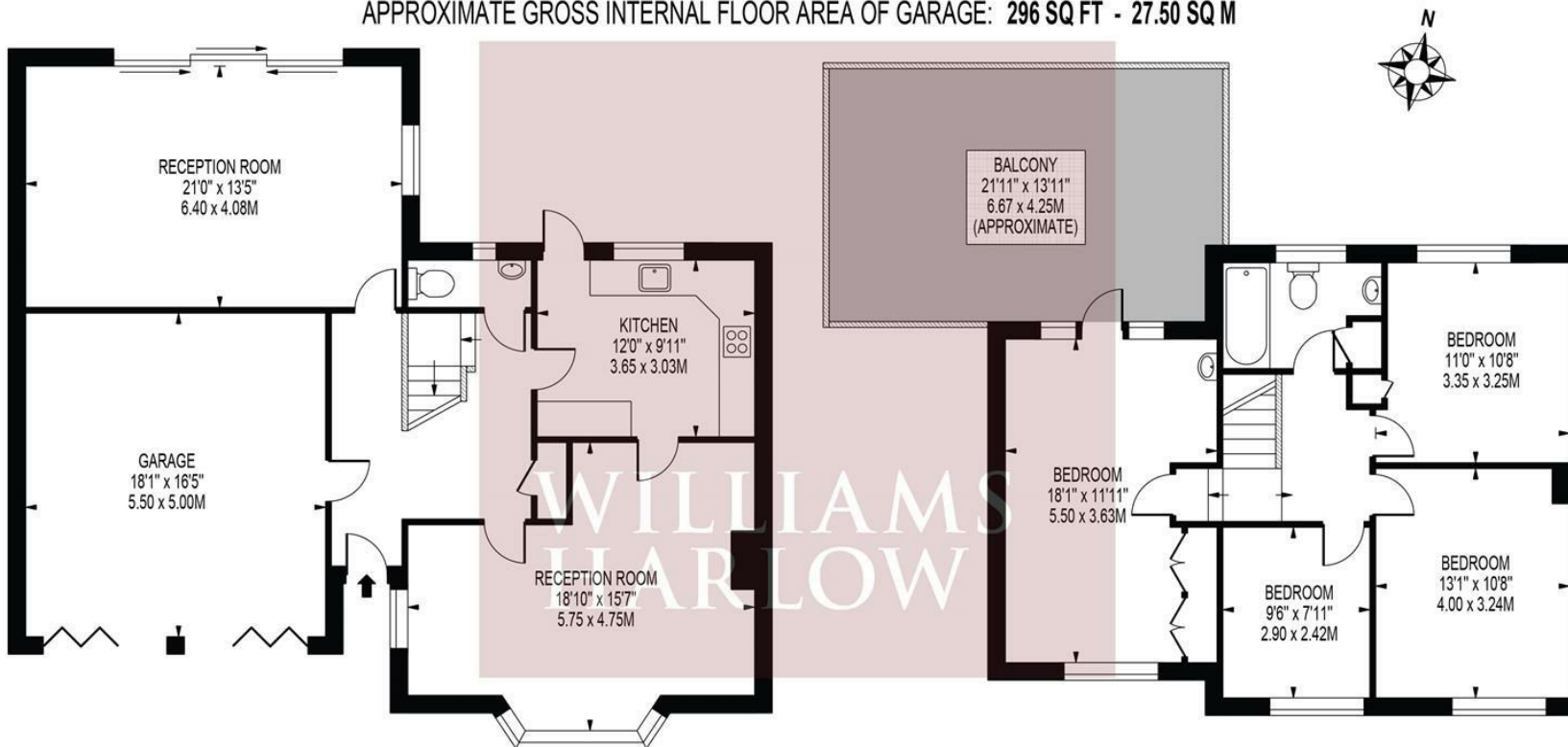
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NORK WAY

APPROXIMATE TOTAL INTERNAL FLOOR AREA 1831 SQ FT - 170.09 SQ M

(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 296 SQ FT - 27.50 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.