



Beacon Way, Banstead

The **PERSONAL** Agent

Asking Price

£1,050,000

Freehold

- Highly desired location
- Detached family home of 2079 sq ft
- Three reception rooms
- Four double bedrooms
- Three bathrooms
- Large South / West facing plot of 0.22 acre
- Backing onto Nork Park
- Driveway parking
- Excellent school catchment



The Personal Agent are thrilled to bring to the market a fantastic opportunity to acquire this beautifully presented detached family home in Nork, positioned within easy reach of schooling and local amenities, as well as views to the rear backing onto Nork Park.

Upon entry to the home you are welcomed by a spacious hallway. To the right of the property is the first reception room, which leads through to the dining room, and in turn into the kitchen area and separate downstairs shower room. On the left side of the home there is a double aspect living space, with doors leading onto the garden, as well as a separate study area with doors into the integral garage.

Upstairs there are four double bedrooms, which includes a larger than average en-suite to the master bedroom, as well as the family bathroom.

Outside there is a stunning rear garden backing onto Nork Park, boasting an enclosed swimming pool to the rear, as well as ample parking to the front of the property.

Beacon Way is a highly desirable road within close proximity of the wide open spaces of Nork Park. There are a choice of Banstead, Epsom Downs and Tattenham Corner railway stations all within a mile.

If you are travelling further afield the M25 is just a short drive away. If you are looking to enjoy outside space then Epsom Downs itself is just around the corner. The practicality of the location continues with a number of local shops at the end of nearby Nork Way. For more variety of shopping, the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants is just a couple of miles away, as is the pretty and vibrant Banstead Village.

Freehold

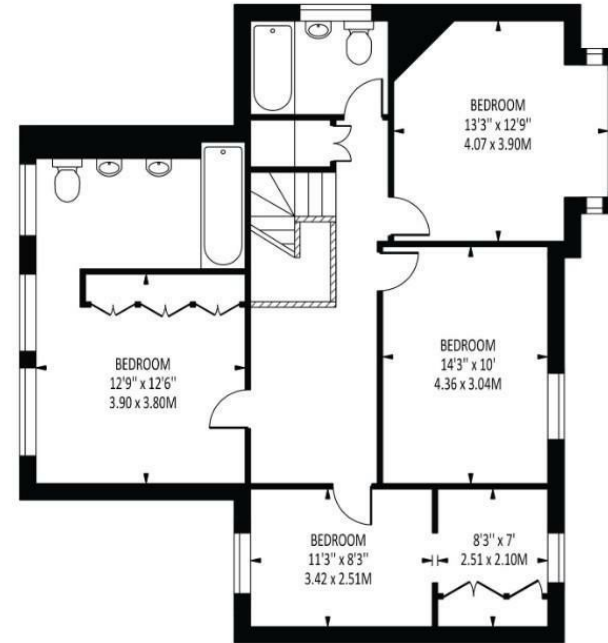
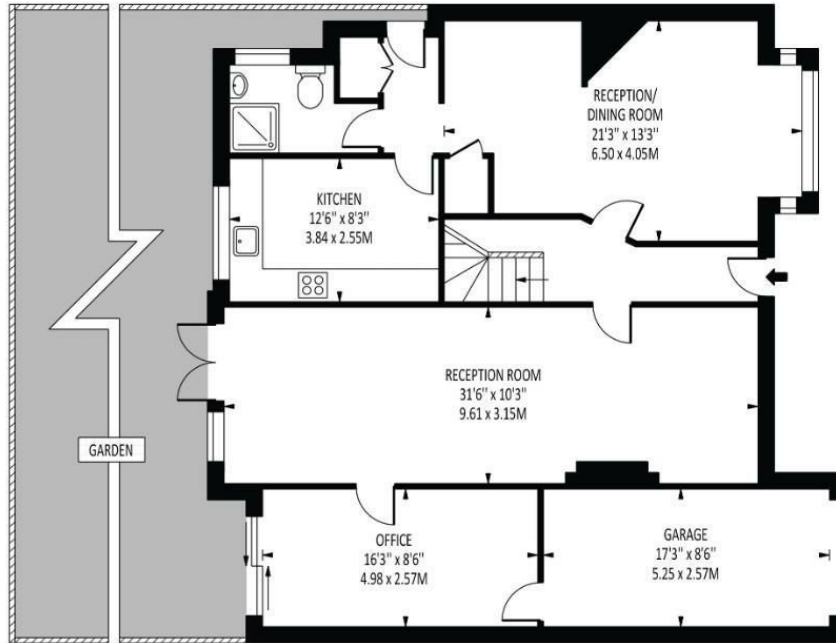






Beacon Way

Total Area: 2079 SQ FT • 193.15 SQ M
(Including Garage)
Garage Area : 145 SQ FT • 13.49 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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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.

