



Willow Close, Banstead

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- 892 sq ft semi detached
- Three bedrooms
- Bright living room
- Well-equipped kitchen
- En-suite to primary bedroom
- Parking for two cars
- Larger than average garden
- Cul-de-sac location
- Walk to Banstead station
- Close to schools and amenities

An immaculately presented 892 sq ft three bedroom semi detached home, located in a cul de sac of properties built about 2010 by Devine Homes and within the very popular Nork area of Banstead. Easy reach of Banstead station, schooling and everyday amenities.

The property is situated in a peaceful yet convenient cul-de-sac location within the popular village of Nork. Upon entry, off of the hallway you have the modern kitchen complete with integral appliances, as well as a guest cloakroom. At the rear of the property is the living/dining space with doors leading to the garden.



Upstairs there are two double bedrooms, the primary bedroom having an en-suite, as well as a smaller third bedroom/study and the family bathroom.

Outside there is a private rear garden as well as parking for 2 cars at the side of the property.

Willow Close is a very popular position that is just a short walk from Warren Mead primary school and within close proximity of Banstead station and local shops. 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 is nearby as are the wide open spaces of Nork Park. The practicality of the location continues with a number of local convenience stores at the end of nearby Nork Way or if you are wanting more variety 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 Banstead Village.

Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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

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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.

