



Nork Way, Banstead

The **PERSONAL** Agent

Offers In Excess Of £1,050,000 Freehold

- 2044 sq ft property
- Detached house
- Three / Four bedrooms
- 35'3 x 19'5 reception room
- 5'3 x 4'5 study
- 13 x 11'5 utility room
- Downstairs shower room
- South facing rear garden
- No onward chain



The Personal Agent are delighted to offer for sale this 2044 sq ft detached three/four bedroom detached house situated in Nork way. The property has been extended and improved by the current owners to a very high standard. Benefits include a 35'3 x 19'5 open plan living/dining/kitchen. A 13 x 11'5 utility room and downstairs shower room. Additional benefits include a south facing rear garden.

The property comprises of a large entrance hall with access to reception/bedroom four (15'11 x 10'11), Large living/dining/kitchen room (35'3 x 19'5), utility room and downstairs cloakroom. A study completes the downstairs accommodation. On the first

floor there are three double bedrooms and a main bathroom. Outside there is a garden shed and converted garage in the south facing rear garden. Driveway to the front for ample parking.

Nork Way which is a very popular residential road that is just a short walk from Warren Mead primary school and in close proximity of Banstead railway station which is just a short distance away.

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 as are the wide open spaces of Nork Park.

The practicality of the location continues with a number of local shops in 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 the pretty and vibrant Banstead Village.

Tenure - Freehold

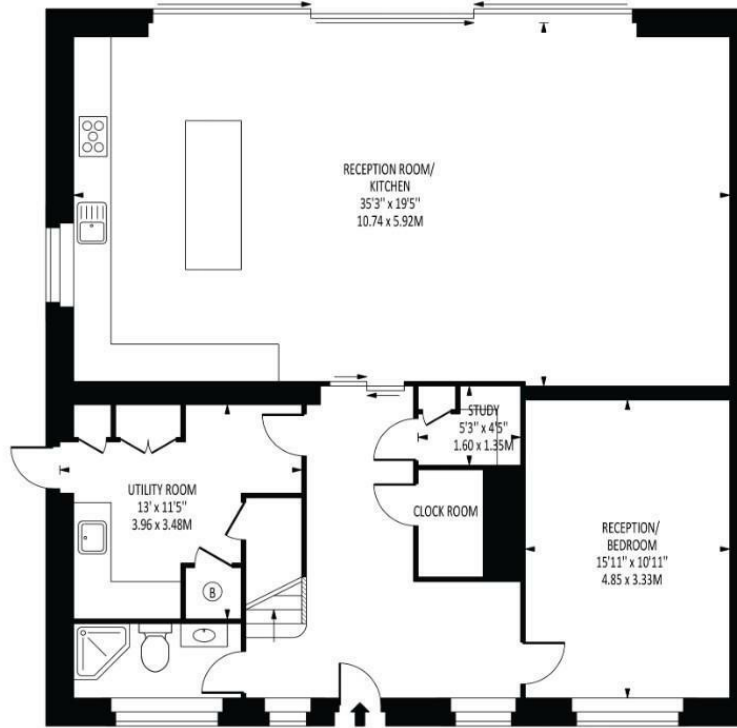




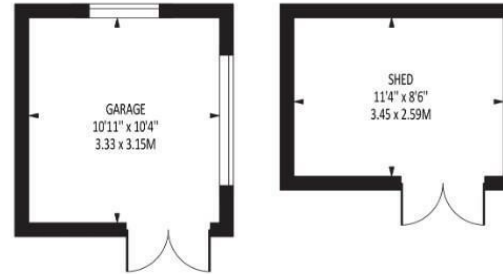
The **PERSONAL** Agent

Nork Way

Total Area: 2044 SQ FT • 189.89 SQ M
 (Including Garage & Shed)
 Garage Area : 113 SQ FT • 10.50 SQ M
 Shed Area : 96 SQ FT • 8.92 SQ M



GROUND FLOOR



FIRST FLOOR

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

