



Hillside, Banstead

The **PERSONAL** Agent



# Asking Price

## £1,150,000

### Freehold

- 2399 sq ft property
- Six bedrooms
- Two en-suites and main bathroom
- Kitchen/breakfast room ( 16'9 x 12'3 )
- Separate Lounge ( 20'6 x 13 )
- Separate Dining room ( 14'6 x 11 )
- Double garage ( 20'3 x 19'6 )
- Cul-de-sac location
- Driveway for three cars
- South facing tiered rear garden

Welcome to this stunning detached house located in Hillside, Nork. This property boasts an impressive six bedrooms, perfect for a large family or those who love to have guests over. With two reception rooms, there is ample space for entertaining, relaxing, or even setting up a home office.

Situated in a peaceful cul-de-sac, this property offers privacy and tranquillity, making it an ideal retreat from the hustle and bustle of everyday life. The double garage provides convenient parking and storage space, adding to the practicality of this beautiful home.

The three bathrooms ensure that there will be no more waiting in line during the morning rush. Additionally, with a total area of 2399 sq ft, there is no shortage of space for you to make this house your own.



Don't miss out on the opportunity to own this fantastic property in Nork. Book a viewing today and envision the endless possibilities that this spacious and well-appointed home has to offer.

The property comprises of a hallway, downstairs cloakroom, kitchen/breakfast room, two reception rooms currently used as a lounge and dining room. On the first floor there are five bedrooms, two of which benefit from en-suite shower rooms. A main bathroom completes the accommodation on the first floor. On the second floor there is the 6th bedroom and a large storage room. ( 17'3 x 5'9 ). Outside there is a tiered south facing rear garden with patio area. To the front three parking spaces on the driveway in front of the double garage which has parking for two cars. Also two EV chargers to the front.

Situated between Banstead and Epsom Downs and is a popular

residential area ideally situated for cycling, walking and rambling. Sports are well catered for with several renowned golf courses within the vicinity as well as the modern Tadworth leisure centre.

Transport links are excellent with easy access to the M25 and the A217 providing road links both in and out of London. A large ASDA is close by as well as a local parade of shops., Epsom Town Centre with its comprehensive range of shops and Railway station is about 4 miles away.

Tenure - Freehold









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Hillside

Total Area: 2399 SQ. FT • 222.86 SQ. M  
 (Including Restricted Height & Garage)  
 Restricted Height Area: 30 SQ. FT • 2.82 SQ. M  
 Garage Area: 365 SQ. FT • 33.90 SQ. M



Disclaimer: for illustrative 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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>		<b>77</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 Registered in England No. 4398817.



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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.



