



Beacon Way, Banstead

The **PERSONAL** Agent



# Guide Price £950,000

## Freehold

- 1387 sq ft property
- Detached house
- Three bedrooms
- 18' X 13'3 Living room
- 13'3 x 12'3 Dining room
- 13'9 x 11'6 Kitchen
- Large rear garden
- 19' x 9' Garage
- Potential to extend to the rear (STPP)
- South/West facing rear garden

The Personal Agent are delighted to offer for sale this 1387 sq ft three bedroom detached property situated in Beacon Way, Nork. The property benefits from a 18' x 13'3 front to back living room and a 13'3 x 12'3 dining room. The property is primed for extension to the rear subject to planning.

The property comprises of a hallway, living room, separate dining room, kitchen, downstairs cloakroom and garage. On the first floor there are three bedrooms a WC and main bathroom.

Outside there is a large rear garden with patio



area. There is a gate at the back which leads directly onto Nork Park. A driveway to the front for ample parking.

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.

Tenure - Freehold  
Council tax band - F









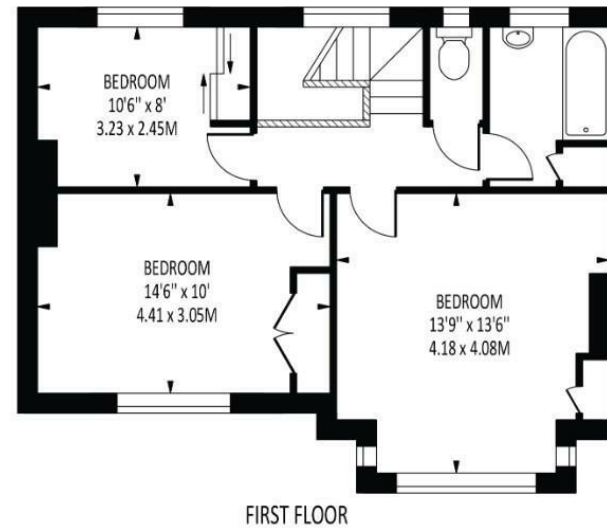
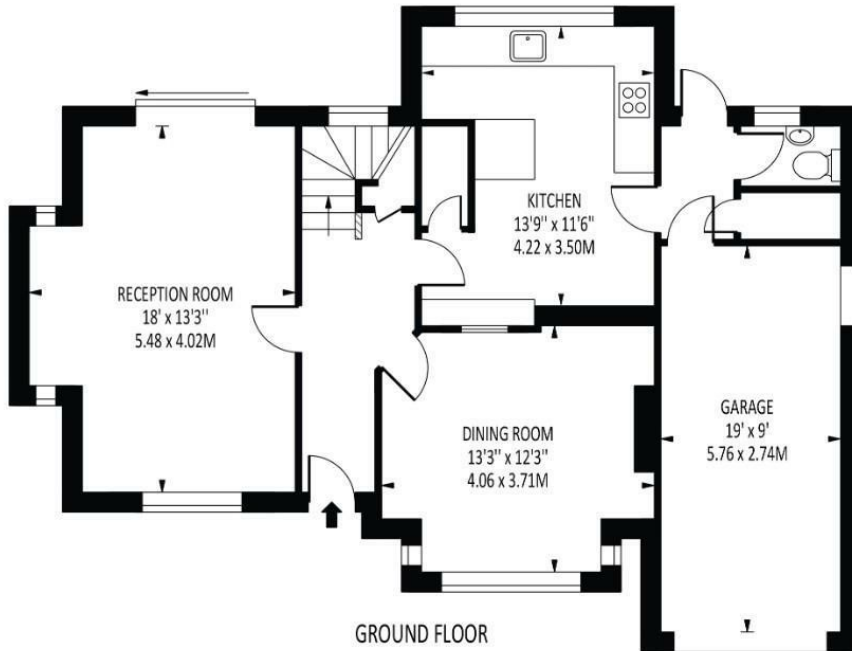


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## Beacon Way

Total Area: 1387 SQ FT • 128.85 SQ M  
(Including Garage)  
Garage Area : 170 SQ FT • 15.78 SQ M



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) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>65</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		
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.



