



Nork Way, Banstead

The **PERSONAL** Agent



# £1,000,000

## Freehold

- 2060 sq ft property
- Detached chalet bungalow
- Five bedrooms
- Ensuite shower room
- 33'10 x 15'9 Kitchen/dining/family room
- 10'6 x 9'2 Conservatory
- 21' x 12'4 Garage
- Driveway with parking for several cars
- Guest cloakroom
- 0.18 of an acre plot

A very well-presented 2060 sq ft five bedroom detached chalet bungalow situated in Nork Way on 0.18 of an acre plot.

The property has a 33'10 x 15'9 kitchen/dining/family room, a 21' x 12'4 garage and a 10'6 x 9'2 conservatory.

The property consists of an entrance hall, 33'10 x 15'9 kitchen/dining/living room, 10'6 x 9'2 conservatory, two ground floor bedrooms, guest cloakroom, 12'2 x 5'11 garden room and 21' x 12'4 garage.



On the first floor there are three bedrooms, one with an ensuite shower room, and a main bathroom.

Outside to the rear there is a patio area with the rest of the garden laid to lawn. Driveway to the front with parking for several cars.

Nork Way 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 offers services to Victoria via Sutton.

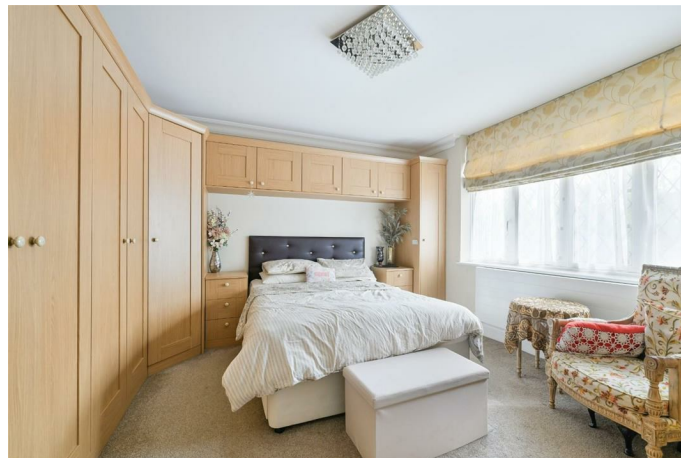
If you are travelling further afield the M25 is a

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 a couple of miles away, as is Banstead Village.

Tenure - Freehold  
Council tax band - G







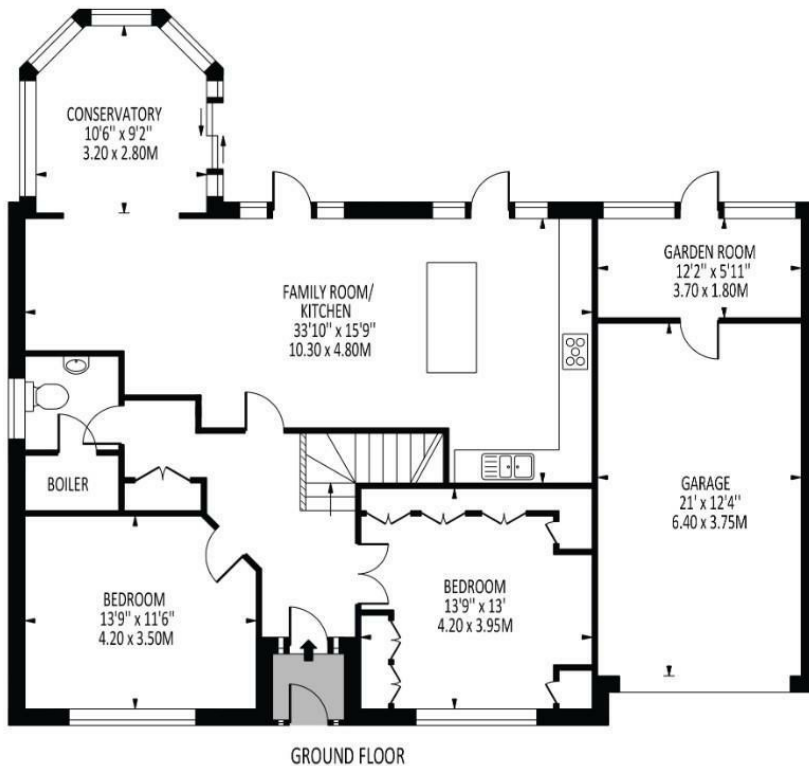


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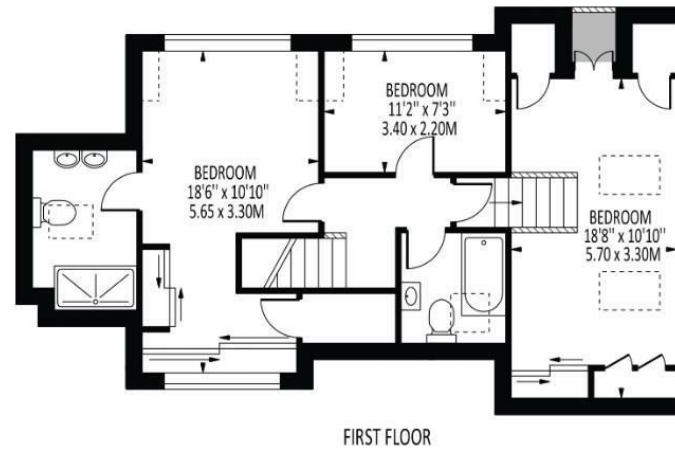


## Nork Way

Total Area: 2060 SQ FT • 191.38 SQ M  
(Including Garage & Garden Room)  
Garage Area : 258 SQ FT • 24.00 SQ M  
Garden Room Area : 72 SQ FT • 6.66 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) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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.



