



**Hillside, Banstead, SM7 1HA**

**welcome to**

**Hillside, Banstead**

Barnard Marcus are delighted to welcome to the market this four / five bedroom detached chalet bungalow. This fantastic home sits in a popular part of Nork and offers off street parking, landscaped rear garden, two bathrooms and comes with no forward chain.

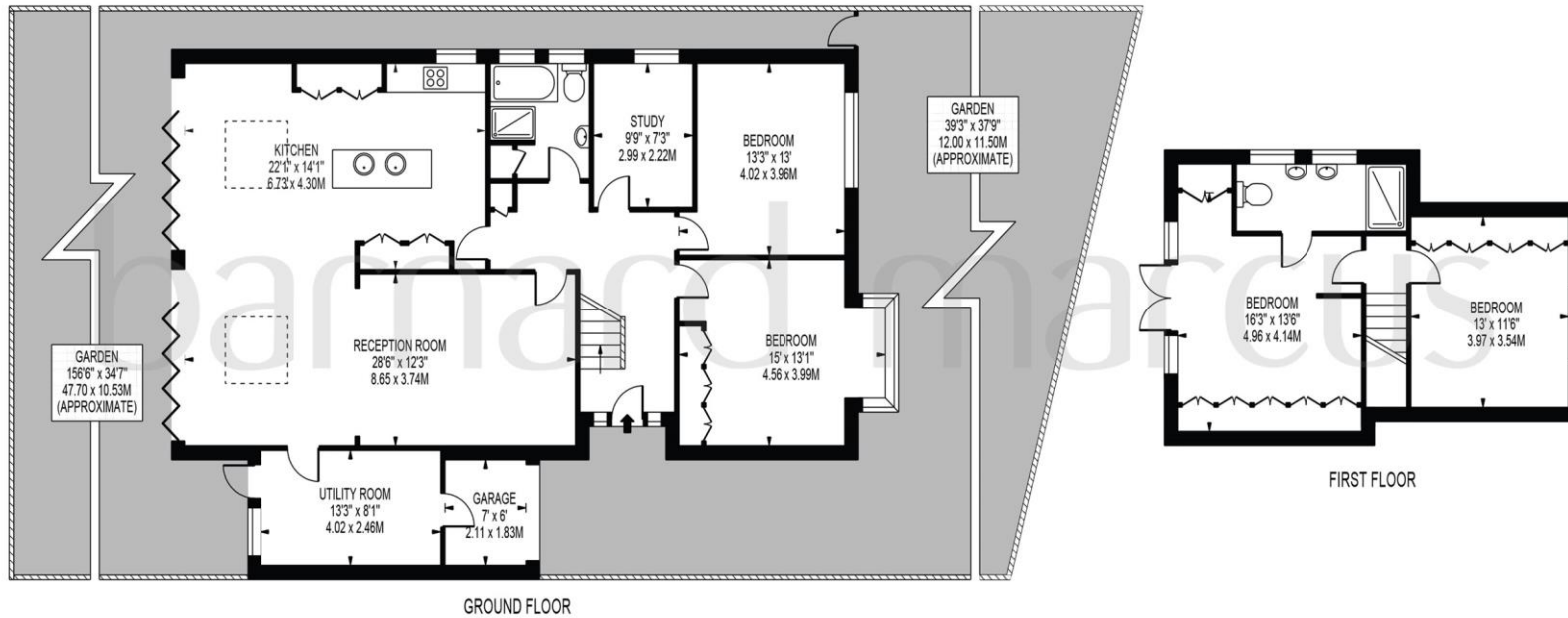


## HILLSIDE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1834 SQ FT - 170.34 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 42 SQ FT - 3.86 SQ M



GROUND FLOOR

FIRST FLOOR

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 OR 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.

We are delighted to market this fantastic family home situated on Hillside in the popular Nork area.

The property lies across two floors with the ground floor offering three bedrooms or two bedrooms and a study depending on your needs and preferences. The ground floor also offers a large light filled lounge, a kitchen breakfast room featuring induction hob, extractor, granite work tops, double oven and grill, central island with mixer tap and dishwasher. This stunning room is the focus point of the house and leads directly through to the landscaped garden through bi fold doors.

The ground floor is completed by a bathroom with 4 piece suite featuring separate shower, bath tub, basin and toilet. There is a handy utility room with integral door leading to the garage.

The first floor has been extended into two double bedrooms with the master bedroom offering an en-suite shower room, complete with his and hers sink and W/C. This room also benefits from a Juliet balcony, overlooking the rear garden. The second bedroom is also a double with a front facing double glazed window.

This property also offers parking on the driveway for at least 6 cars and comes with garage, perfect for essential outdoor storage.

The rear garden is tiered into 3, it offers a seating area, a built-in hot tub and large rear lawn which is very private.

Nork is a popular Village just outside Epsom and Epsom Downs and close to Banstead Village & is within easy reach of the local shops at Nork Park.

welcome to

## Hillside, Banstead

- Detached Chalet Bungalow
- Four / Five Bedrooms
- Two Bathrooms
- Stunning Open Plan Kitchen / Breakfast Room
- Landscaped Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of

**£1,000,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS109088](https://barnardmarcus.co.uk/Property/EPS109088)



Property Ref:  
EPS109088 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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