



Nork Way, Banstead, SM7 1HR

welcome to

Nork Way, Banstead

Barnard Marcus are delighted to welcome to the market this stunning five bedroom semi-detached home with large private rear garden, block paved driveway, a beautiful open plan kitchen and stunning views across London from the top floor master bedroom



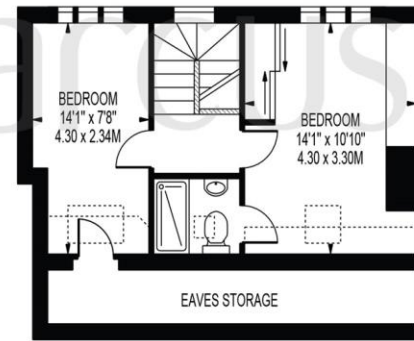
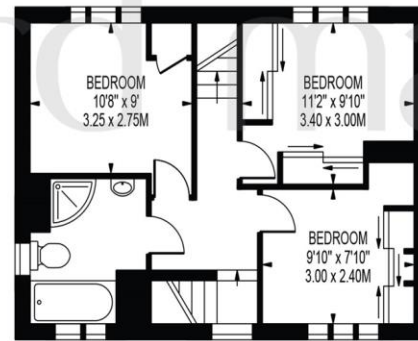
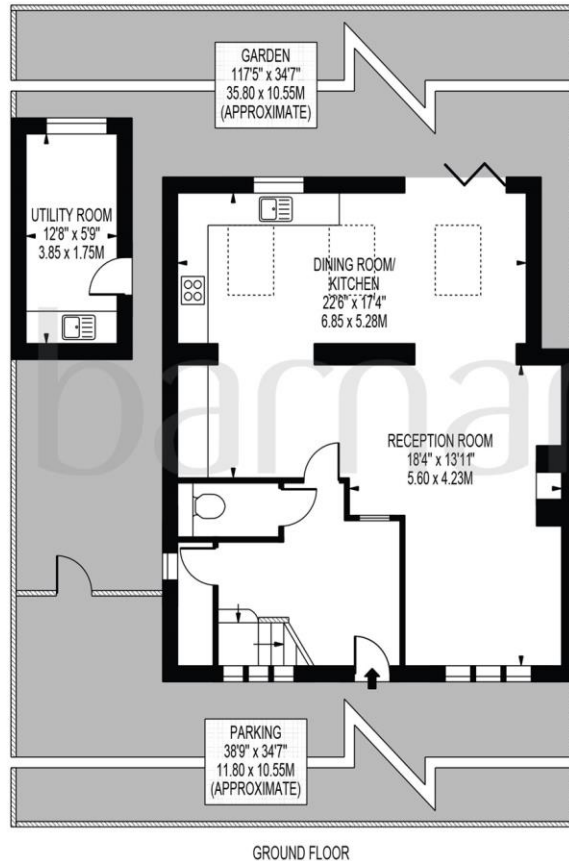
NORK WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1603 SQ FT - 148.89 SQ M**

(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **135 SQ FT - 12.57 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: **73 SQ FT - 6.74 SQ M**



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 bring to the market this well presented 5-bedroom semi-detached family home set across three floors. This beautiful home has been fully modernised by the current owners to a high standard throughout. The property benefits from off road parking for a number of cars via a block paved driveway, and lies just moments from the picturesque Nork Park.

Inside you will find a handy ground floor W.C, and a spacious light filled open plan lounge/ dining area, with modern open plan fitted kitchen with integrated appliances, gas hob with sky lights & direct access to the garden.

The first floor offers three generous sized bedrooms with fitted storage and a family bathroom with four piece bathroom suite. The top floor offers a master bedroom with stunning views over London with en-suite shower room and a further bedroom with access to eaves storage.

The property is completed by a sizeable rear garden with patio and large laid to lawn.

Further benefits include gas central heating throughout, double glazed throughout, shutter blinds

Located on a popular residential road with both Banstead and Epsom mainline station within a 30-minute walk. Amenities nearby include bakery, pharmacy, hairdressers, convenient store & eateries and also positioned in the catchment area for the highly regarded Warren Mead infant and Junior school amongst others

welcome to

Nork Way, Banstead

- Semi-Detached
- Five Bedrooms
- Two Bathrooms & Ground Floor W.C
- Master Bedroom with Views Over London
- Large Blocked Paved Driveway with Parking For Multiple Cars

Tenure: Freehold EPC Rating: C

offers over

£800,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109557



Property Ref:
EPS109557 - 0006

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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