



Detached family home in a prime Nork location

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Warren Road Banstead SM7 1LA

Banstead Village 1½ miles Epsom 3 miles
London by rail 40 minutes from Banstead
or change at Sutton 20 minutes
M25 (Junction 8) 5 miles

All times and distances are approximate

Tucked away in this peaceful location, this well-maintained detached family home offers an ideal blend of space and tranquillity. The accommodation features a dual-aspect living area, perfect for family life, and is situated on a naturally sheltered plot that provides both privacy and serenity in this highly sought-after Nork location.

- | Porch
- | Hallway
- | Downstairs cloakroom
- | Reception room
- | Sitting room
- | Kitchen
- | Dining room
- | Utility room
- | Garage
- | 3/4 bedrooms
- | Family bathroom
- | En-suite bathroom
- | Garden

Price £950,000





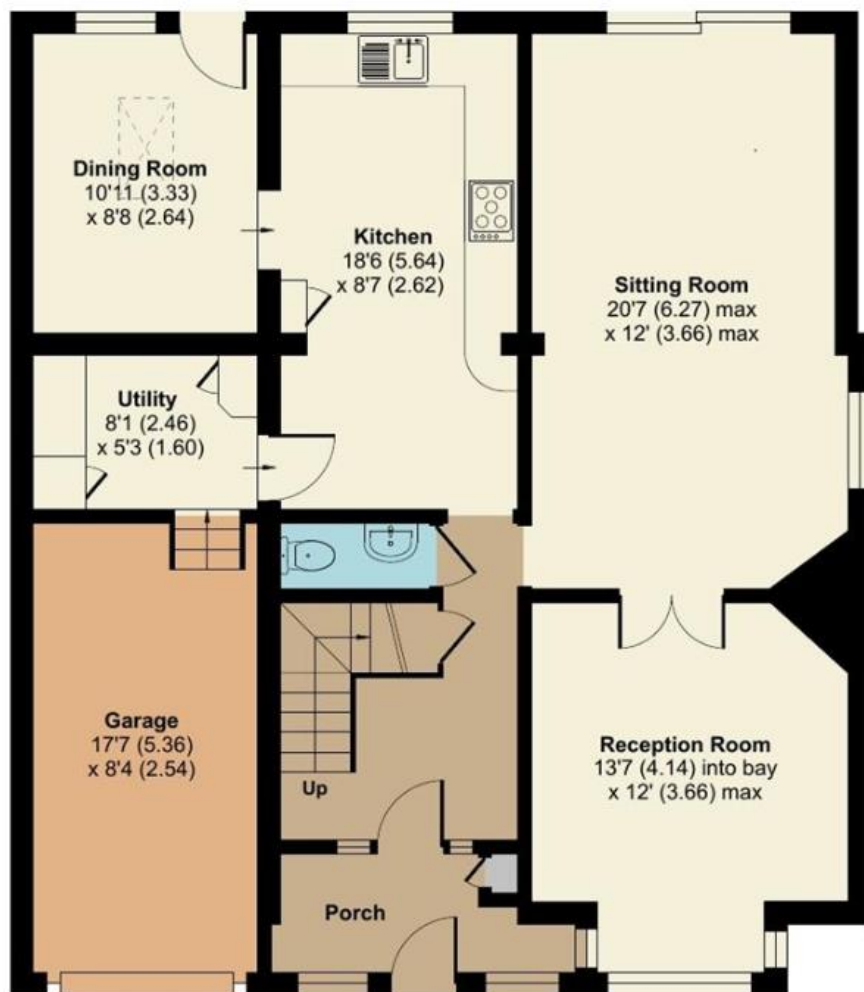
The property is on the right hand side of Warren Road when approached from Nork Way. Banstead Station is within a short walk and has rail services to London via Sutton. There are local shops at Nork Way with more comprehensive amenities at Banstead Village, Epsom and Sutton all easily accessible by car. The open spaces of Nork Park and Banstead Downs are nearby and the A217 gives a fast route to the M25 at Junction 8 (Reigate Hill).

This well maintained property is both spacious and naturally illuminated throughout with generous reception rooms, modern fully fitted kitchen and boasts a large, mature, and private garden. This unique detached home is set back from the road in a evaluated position and providing ample parking space, in addition to attached garage. Throughout the house, you'll find a variety of distinctive features that highlight its character and appeal. Located on one of Nork's premier roads, the property also offers excellent potential for further enhancements, making it an attractive opportunity for those looking to add their personal touch to a well-loved home which has been extended in recent years.

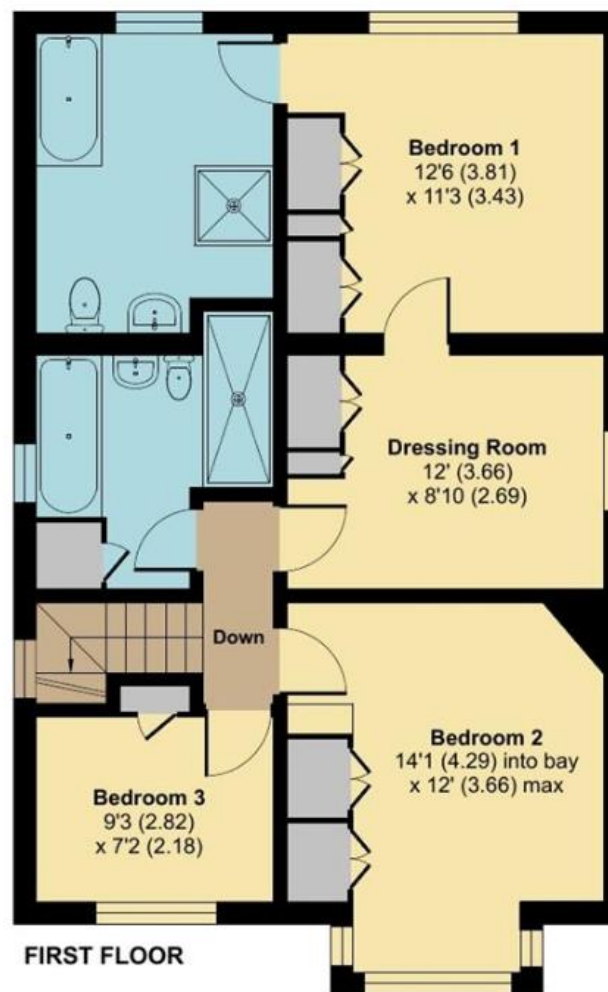


Three/four generous bedrooms | Within moments of an array of some well-regarded schools | Attached garage with internal access | Contemporary kitchen with views over the private garden | Feature fireplace | Wood flooring throughout downstairs | Spacious en-suite shower/bathroom to principal bedroom | Utility room with access to the garage

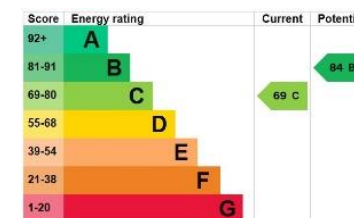




GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA

1,784 SQ FT / 165.6 SQ M

Tenure: Freehold

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: F

All mains services

FFTP Broadband

To the best of our knowledge on production of this brochure

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