



A contemporary bungalow situated in a quiet cul-de-sac location

exclusive to

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Claremount Gardens

Epsom

KT18 5XF

Epsom 2 miles

London 17 Miles

M25 Junction 8, 4 miles

M25 Junction 9,3 miles

London by rail from Epsom Downs 55 minutes
or change at Sutton 25 minutes

All times and distances are approximate

Nestled within a private and highly sought-after location on the edge of Nork park, this detached bungalow offers the perfect blend of modern style and timeless design. Individually crafted and thoughtfully updated, the property boasts a contemporary interior throughout, creating a warm and inviting atmosphere. Set within a tranquil setting, this home is further enhanced by its availability with no onward chain, making it an exceptional opportunity in a desirable village location.

- | Hallway
- | Kitchen - Dining - Sitting room
- | Study
- | Four bedrooms
- | Family bathroom
- | Shower room,
- | Off-street parking
- | Private garden

Price £850,000





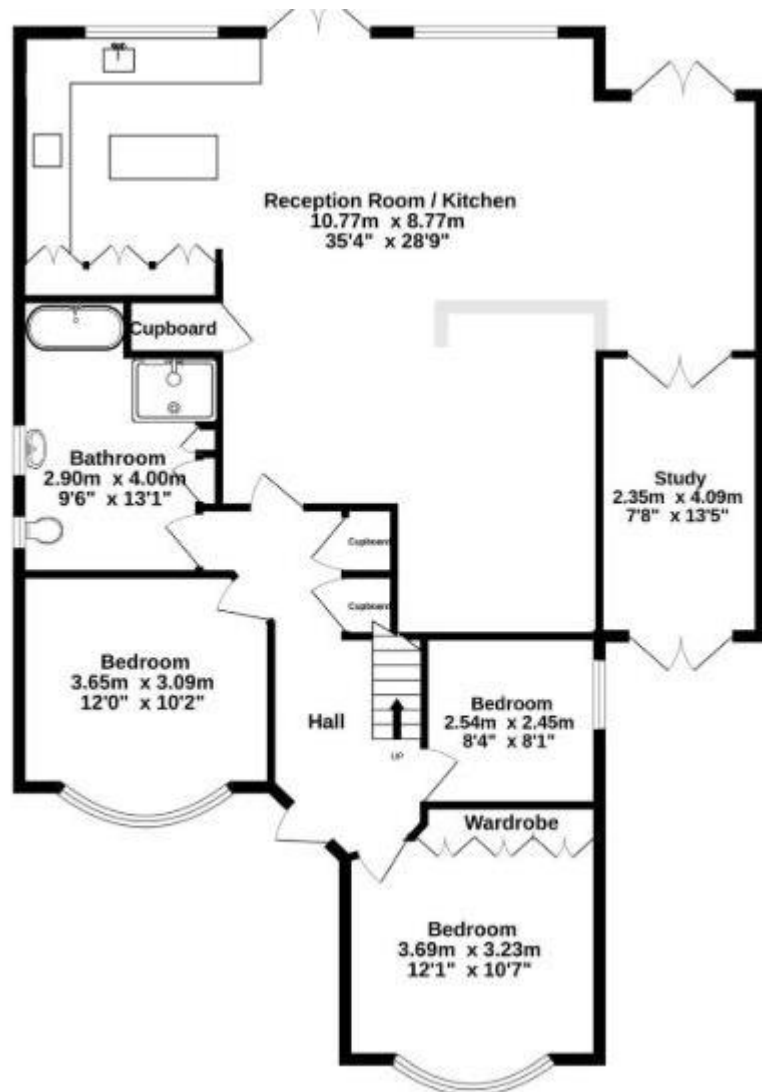
This contemporary bungalow presents a bright and thoughtfully designed interior, ideal for comfortable modern living. The spacious open-plan living area enjoys an abundance of natural light and offers lovely views over the private rear garden, creating a seamless connection between indoor and outdoor spaces. The bedrooms are generously proportioned, with the principal bedroom featuring its own en-suite shower room. A stylish family bath/shower room serves the remaining accommodation, while excellent built-in storage is throughout. Set on a deep and well-maintained frontage, the property offers ample off-street parking. This rare-to-market home will be of particular appeal to local residents looking to downsize, providing an ideal blend of comfort, charm, and functionality. Situated in a quiet cul-de-sac just moments from the open green spaces of Nork Park, this property stands out as a unique opportunity in a highly sought-after location. Early viewing is strongly recommended.



The property is situated within the small gated development of Claremount Gardens, a cul-de sac off Reigate Road. Asda supermarket and Nork Park are both within easy reach and there are rail services at Epsom Downs and Tattenham Corner. Banstead village with its excellent High Street shopping is a short drive away and the M25 can be accessed at either Junction 8 (Reigate Hill) or Junction 9 (Leatherhead).

Four generous bedrooms | Spacious open-plan kitchen - dining - sitting room | Modern family bathroom | Ample amount of off-street parking | No onward chain | Excellent storage throughout | Within moments of Nork Park | Cul-de-sac location





TOTAL FLOOR AREA

1,792 SQ FT / 166.5 SQ M



Tenure: Freehold

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: E

All mains services

FFTP

To the best of our knowledge on production of this brochure

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Viewing
Please call us to arrange
a viewing appointment

1 Waterhouse Lane
Kingswood
01737 360000

2 High Street
Banstead
01737 363333

Residential Lettings
All Areas
01737 370700

EPC TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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