



Modern detached family home within moments of Nork Park

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## Bankside Epsom KT17 3AR

Epsom 2 miles Banstead Village 2 miles  
London by rail 45 minutes from Epsom Downs  
or change at Sutton 25 minutes  
M25 (Junction 8) 5 miles  
*All times and distances are approximate*

A bright and spacious four-bedroom detached home, beautifully maintained throughout and ideally located within walking distance of Nork Park. This charming property offers generous living accommodation and a mature, private garden—perfect for outdoor entertaining or peaceful relaxation.

- Hallway
- Kitchen - breakfast room
- Sitting room
- Dining room
- Downstairs cloakroom
- Utility
- Integrated garage
- Conservatory
- Four bedrooms
- En-suite shower room
- Family bathroom
- Private garden
- Off-street parking

Price £925,000





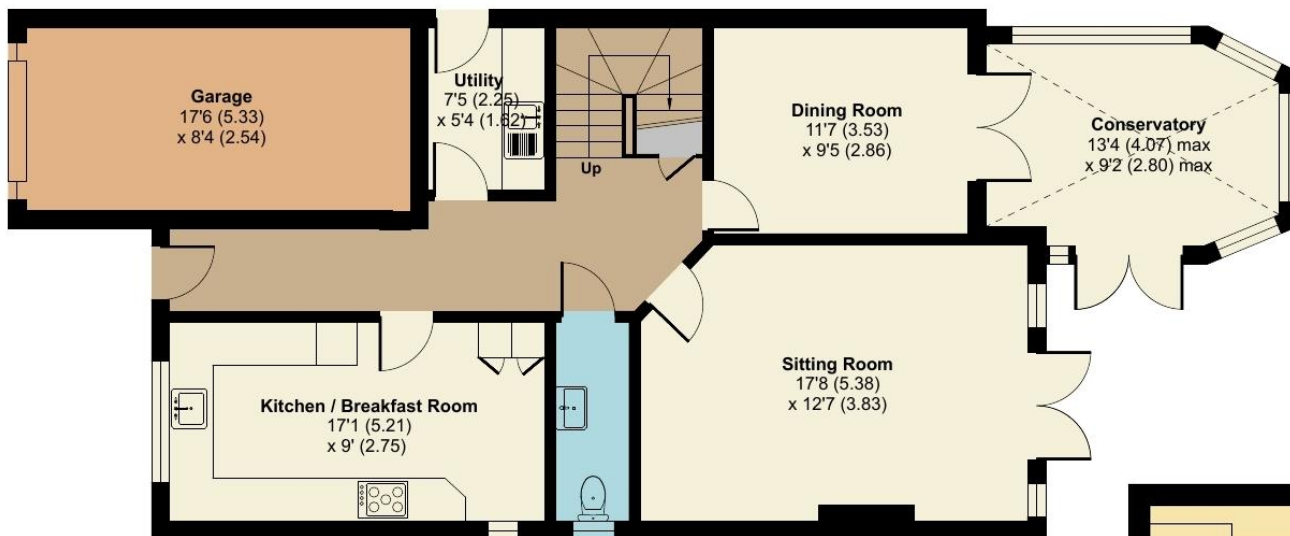
This impressive four-bedroom detached home has been meticulously refurbished to a high standard throughout, offering ideal modern living spaces. Internally, the property features a contemporary kitchen - breakfast room with ample storage and views to the front. There are two spacious reception rooms, one with a feature fireplace and the other with double doors leading to a conservatory and the garden beyond. Upstairs, the accommodation includes four generous bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a modern family bathroom. Externally, the property boasts a secluded private garden, an integrated garage with a utility area, and off-street parking. A viewing is highly recommended to fully appreciate all this superb home has to offer.



This tucked away setting has swift access to either Epsom or Banstead Village where both offer extensive shopping for everyday family life along with cafes, bars and restaurants. Epsom also has a theatre and cinema and the local area has several sports and fitness venues including numerous gyms, the RAC Golf and Country Club, Epsom Downs Golf Club and the world-famous Epsom Downs racecourse. This part of the Surrey Downs has a broad choice of schools including nearby Epsom College, Ewell Castle, Aberdour and Greenacre, and the open spaces of Epsom Downs and Nork Park offer great walks and cycling routes.

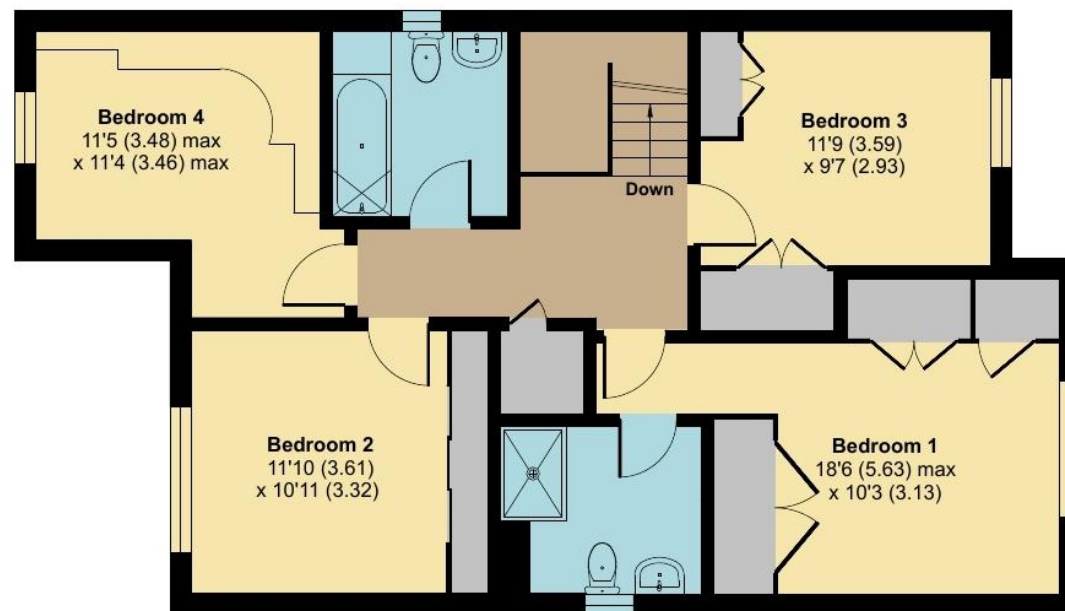
Four spacious bedrooms | Cul-de-sac location | Within moments of Nork Park | Generous contemporary kitchen - breakfast room with excellent storage | No onward chain | Integrated garage | Close to a host of well-regarded schools | Utility room with external direct access





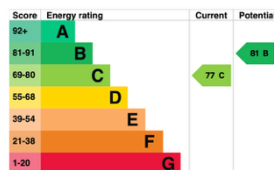
GROUND FLOOR

**TOTAL FLOOR AREA**  
**1,815 SQ FT / 168.5 SQ M**



FIRST FLOOR

Tenure: Freehold  
Local Authority: Reigate and Banstead Borough Council  
Council Tax Band: E  
All mains services  
FFTP Broadband Available  
To the best of our knowledge on production of this brochure



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Viewing  
Please call us to arrange  
a viewing appointment

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