



Hawthorn close, Banstead

The **PERSONAL** Agent

# Offers In Excess Of £900,000 Freehold

- No onward chain
- Detached house
- Four bedrooms
- Two en-suites and main bathroom
- Four reception rooms
- 19'5 x 11'5 Kitchen
- Utility room and downstairs cloakroom
- Double garage
- South facing rear garden
- 2340 sq ft property

Situated in the sought after Close in Nork, this remarkable detached house presents an exceptional opportunity for families in search of both comfort and elegance. Spanning an impressive 2,340 square feet, the property features four spacious bedrooms, two of which are complemented by en suite bathrooms, ensuring both privacy and convenience for all occupants.

The home is designed with modern living in mind, offering four well appointed reception rooms that provide ample space for relaxation, entertaining guests, or enjoying quality family time. The thoughtful layout allows for seamless transitions between social gatherings and tranquil moments, making it a perfect setting for various lifestyles.

Adding to the practicality of this residence is a double garage, which not only offers secure parking but also provides additional storage options for your belongings.

One of the most appealing aspects of this property is the south facing rear garden, which bathes the space in natural light,



creating a warm and inviting outdoor area. This garden is perfect for summer barbecues, gardening enthusiasts, or simply unwinding in the sun with a good book.

In summary, this splendid house in Hawthorn Close is a true gem, combining spacious living areas, modern conveniences, and a delightful garden, making it an ideal choice for families looking to settle in a vibrant community.

The heart of the home is undoubtedly the impressive kitchen, measuring 19'5 x 11'5, providing ample space for culinary creations and family gatherings. The property boasts four reception rooms, allowing for versatile living spaces that can be tailored to your lifestyle, whether it be a formal dining area, a cosy lounge, or a playroom for the children.

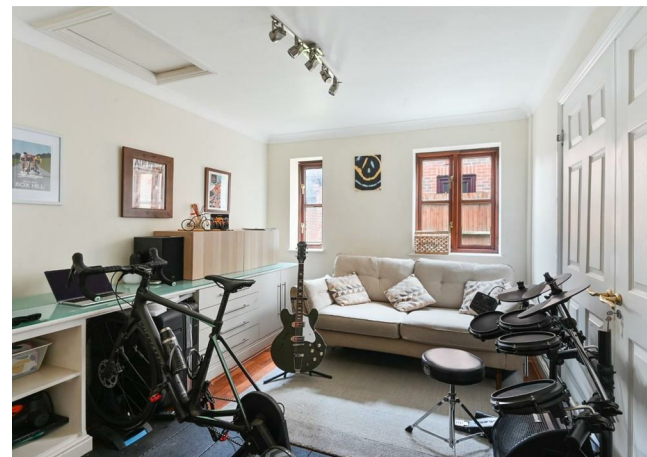
With four generously sized bedrooms, including two with en suite bathrooms, this property ensures privacy and convenience for all family members. The main bathroom is also well-appointed, catering to the needs of a busy household.

Additionally, the double garage offers practical storage solutions and secure parking, enhancing the overall appeal of this remarkable home. With its thoughtful layout and ample room for entertaining, this property is a rare find in a sought-after location.

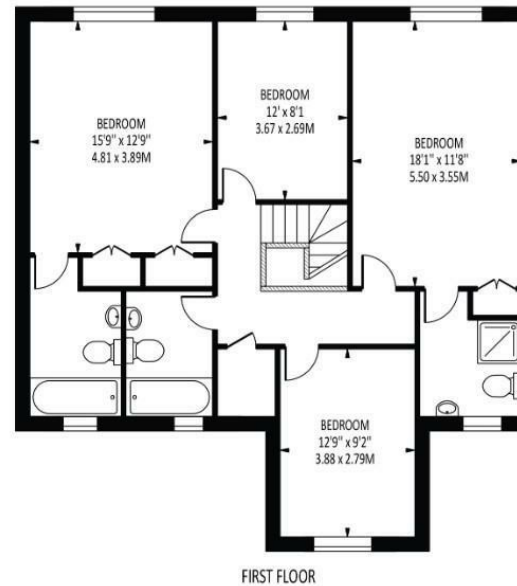
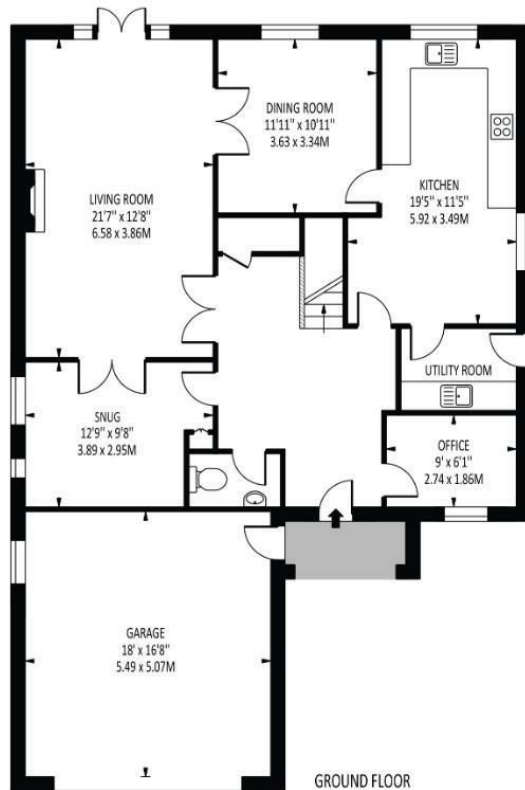
For the golf enthusiasts, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. Banstead is situated in between Epsom Downs, Chipstead and Kingswood. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

The area is ideally situated for transport links with excellent access to the M25, Epsom, Sutton, Redhill and Reigate. Local amenities include a large ASDA super-store as well as a useful local parade of shops. There are a variety of local excellent schools nearby.

Tenure- Freehold  
Council Tax Band: G







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 65                      | 73        |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

Disclaimer: 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 of 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.

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