

The PERSONAL Agent

Burgh Wood, Banstead

In Excess of £1,200,000

Burgh Wood

Banstead

- Within easy reach of Banstead high street
- A number of bright and spacious reception rooms
- Landscaped south facing garden
- Ample amount of off street parking
- Excellent storage throughout
- Five/six double bedrooms
- No onward chain
- Ground floor bedrooms with en-suite shower rooms

This beautifully presented contemporary five-bedroom detached family home offers versatile, thoughtfully designed accommodation tailored for modern living. The property boasts impressive entertaining spaces, perfect for both busy family life and hosting guests.

Finished to a high standard throughout, the home further benefits from a stunning, mature south-facing garden that provides a private and tranquil outdoor retreat. Ample off-street parking adds exceptional everyday convenience to this remarkable residence.

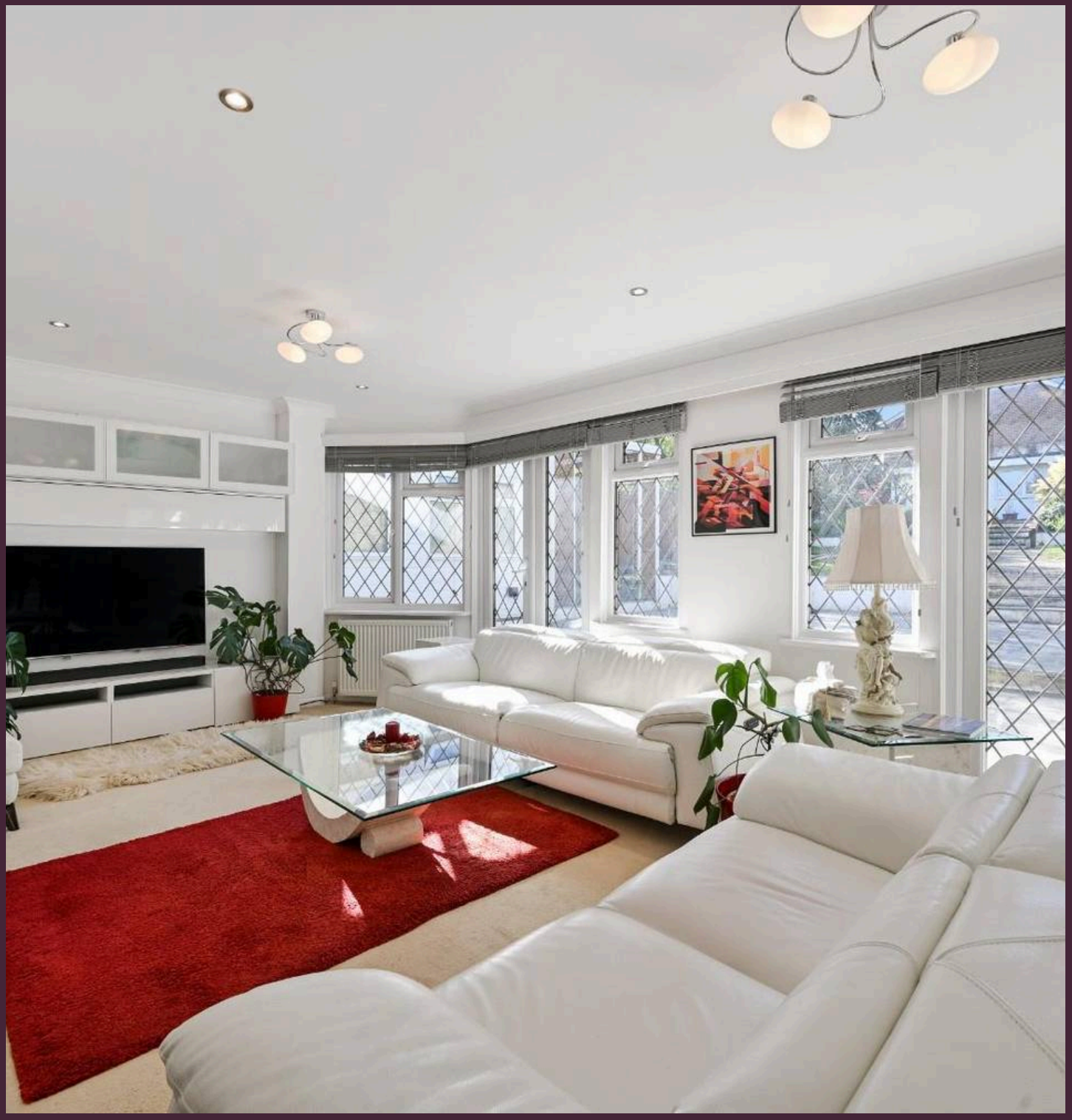
An internal viewing comes highly recommended to fully appreciate everything this exceptional property has to offer.











Description

This individual and attractive detached home offers flexible and well-balanced accommodation, perfectly suited to modern family living.

Having been refurbished in recent years, the property is beautifully presented throughout, seamlessly blending character features with stylish contemporary finishes.

The spacious interior comprises five bedrooms and four bathrooms, along with a stunning open-plan, fully integrated kitchen designed as the heart of the home.

Several bright and generously proportioned reception rooms provide excellent space for both everyday living and entertaining.

Externally, the property boasts a private, landscaped south-facing garden, complete with a separate annex, ideal for guests, a home office, or additional accommodation.

A viewing is highly recommended to fully appreciate the quality and versatility of this exceptional home.



Ideally situated in the convenient and sought after Nork area, the property is within easy walking distance of local shops, restaurants, and the station, offering excellent connectivity.

The area is well served by a selection of highly regarded schools for all ages, while the open green spaces of Nork Park, complete with tennis courts and a children's playground, are just a short distance away, perfect for families and outdoor leisure.

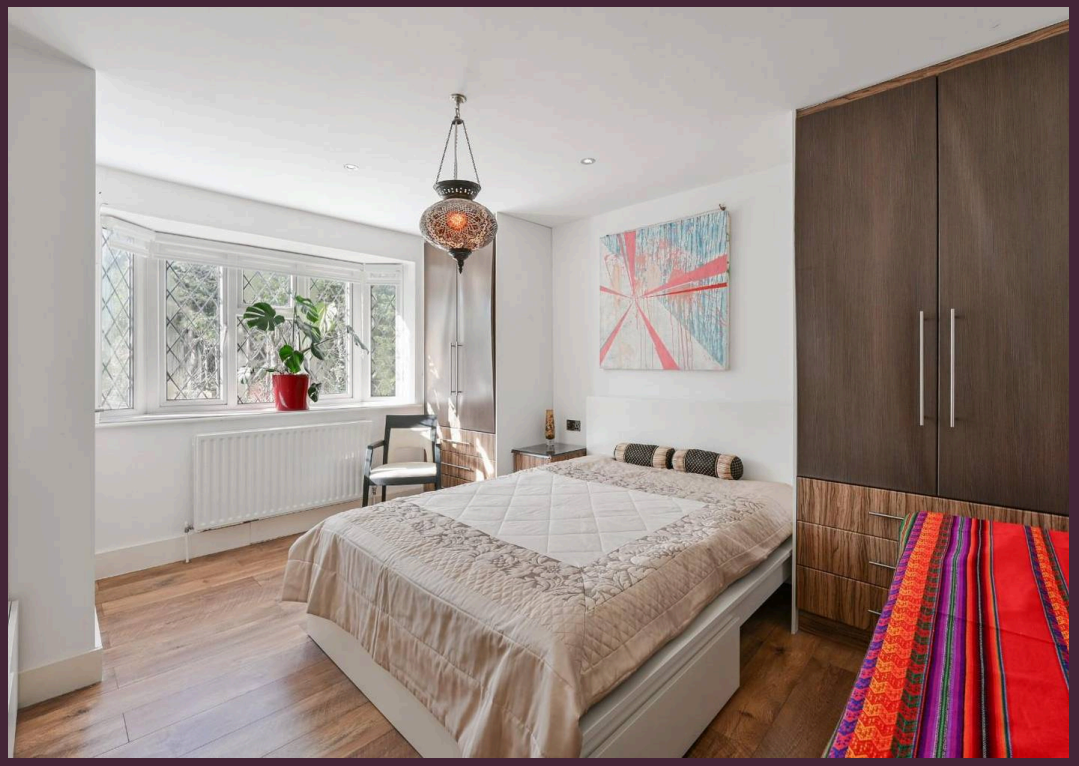
Regular bus services provide access to neighbouring towns including Epsom, Sutton, and Reigate, and the nearby A217 offers a direct route to the M25 at Junction 8 (Reigate Hill), making this an ideal location for commuters.

Council Tax band: G

Tenure: Freehold

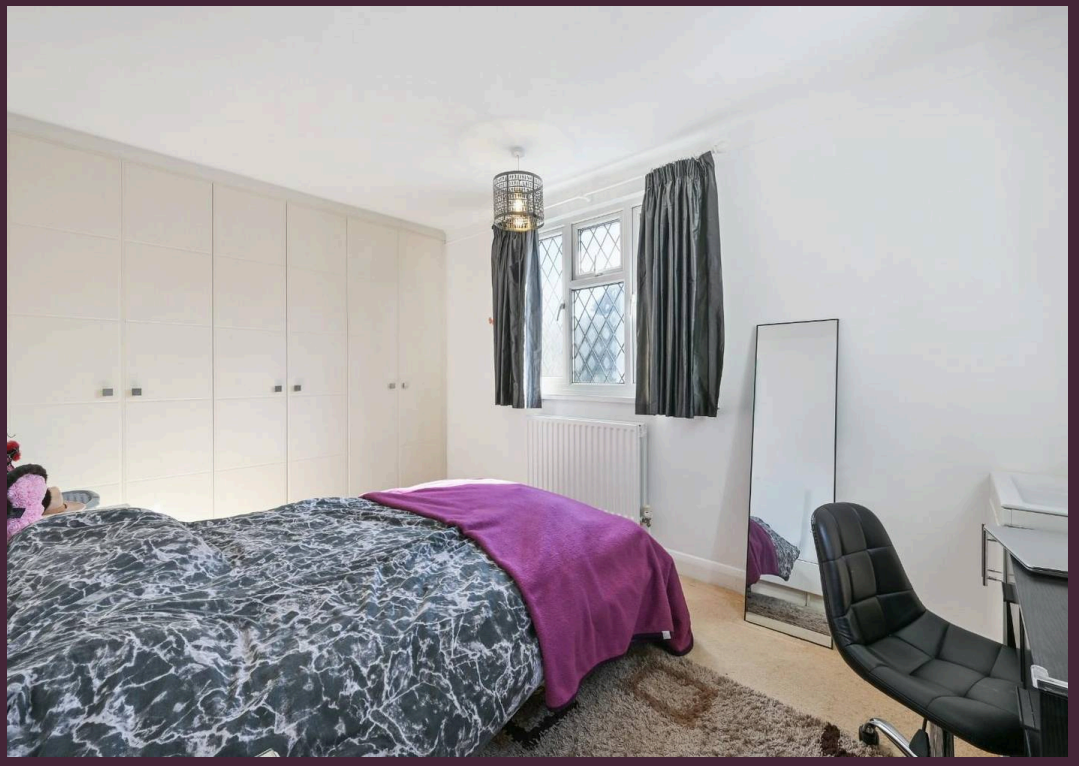
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





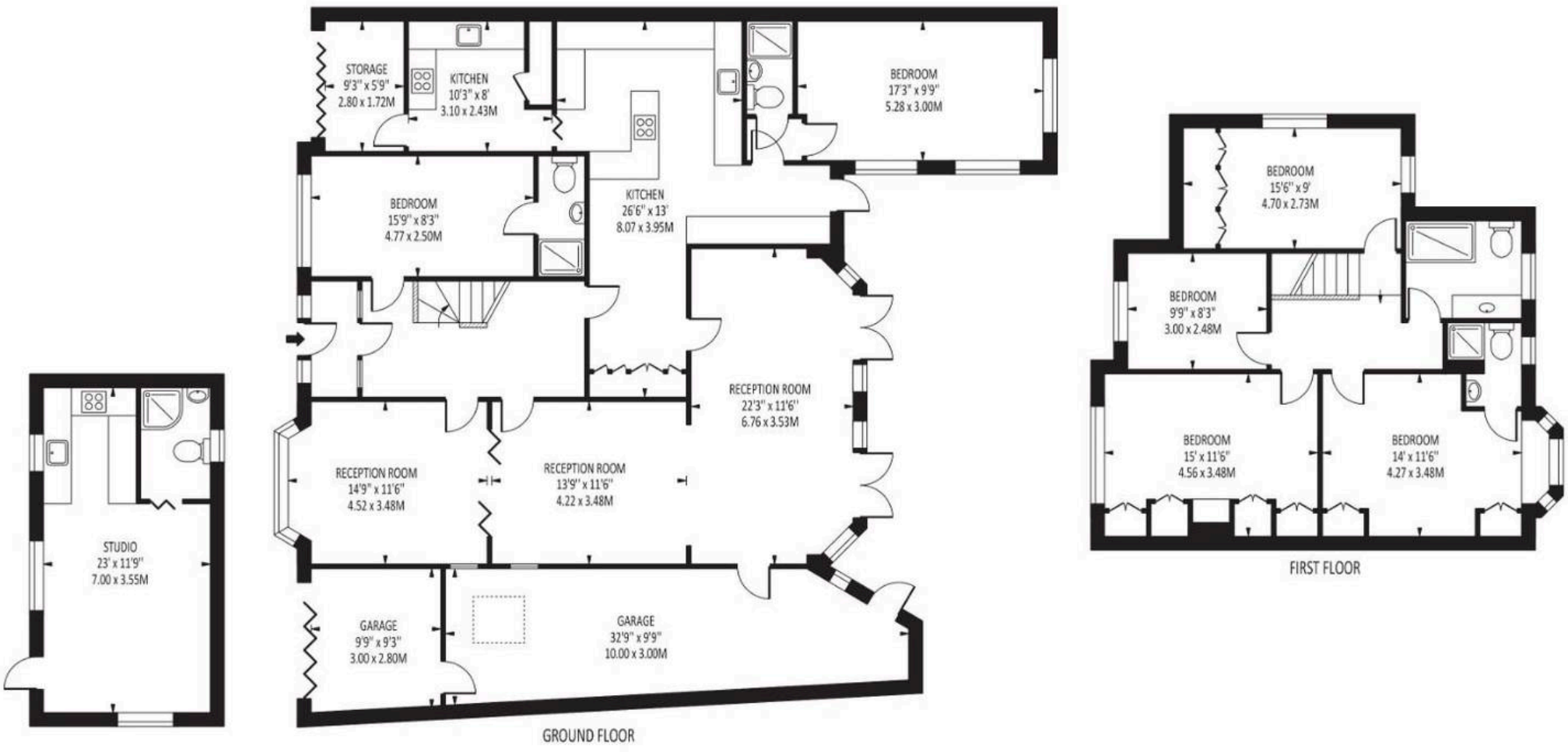




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Total Area: 2978 SQ FT • 276.69 SQ M
(Including Garage & Studio)
Garage Area : 367 SQ FT • 34.05 SQ M
Studio Area : 267 SQ FT • 24.85 SQ M



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 inpspection, 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.



The Personal Agent Ltd

The Personal Agent Ltd, 1 Station Approach Road, Tadworth - KT20 5AG

01737814900 • Tadworth@thepersonalagent.co.uk • thepersonalagent.co.uk/