



Rowan Close | | Banstead | SM7 1BL

£2,500 Per Month

BOND & SHERWILL
EST. 1908

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Located on a popular cul-de-sac in Nork this three-bedroom, semi-detached property is available immediately.

The interior features an open-plan lounge/diner, kitchen, down-stairs W.C, three bedrooms, bathroom, en-suite shower room and a converted garage room.

The property also benefits from its own rear garden and a shared driveway with off-street parking.

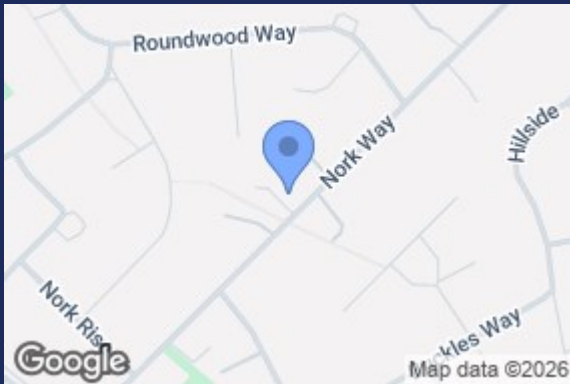
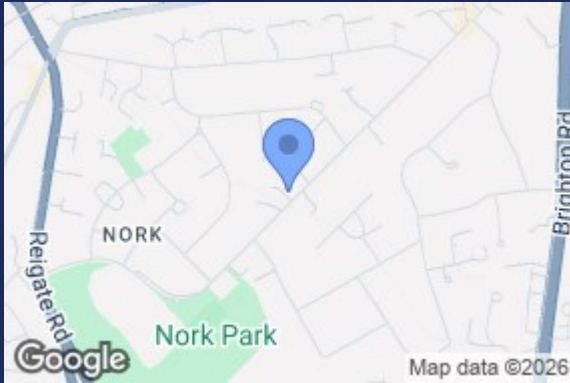
The property is just a short walk away from Nork Park with additional popular local green spaces including Epsom Downs and Chatsworth Park. Leisure facilities in the surrounding area include Epsom Golf Course, Cuddington Golf Club & Epsom Downs Racecourse while shops such as Waitrose as well as a variety of restaurants and amenities are available in Epsom & Banstead. Nork Village shops are nearby.

Epsoms Downs & Banstead Railway Stations can be used for trains to London Victoria while Tattenham Corner Railway Station can be used for trains to London Bridge & East Croydon. Local bus routes include the 166, 408 & 615 while the M25 can be access at Junction 8.

Popular schools in the area include Warren Mead and The Beacon while pre-school nurseries include Banstead Bunnies and Little Haven. In addition the surrounding area also includes multiple independent schools.

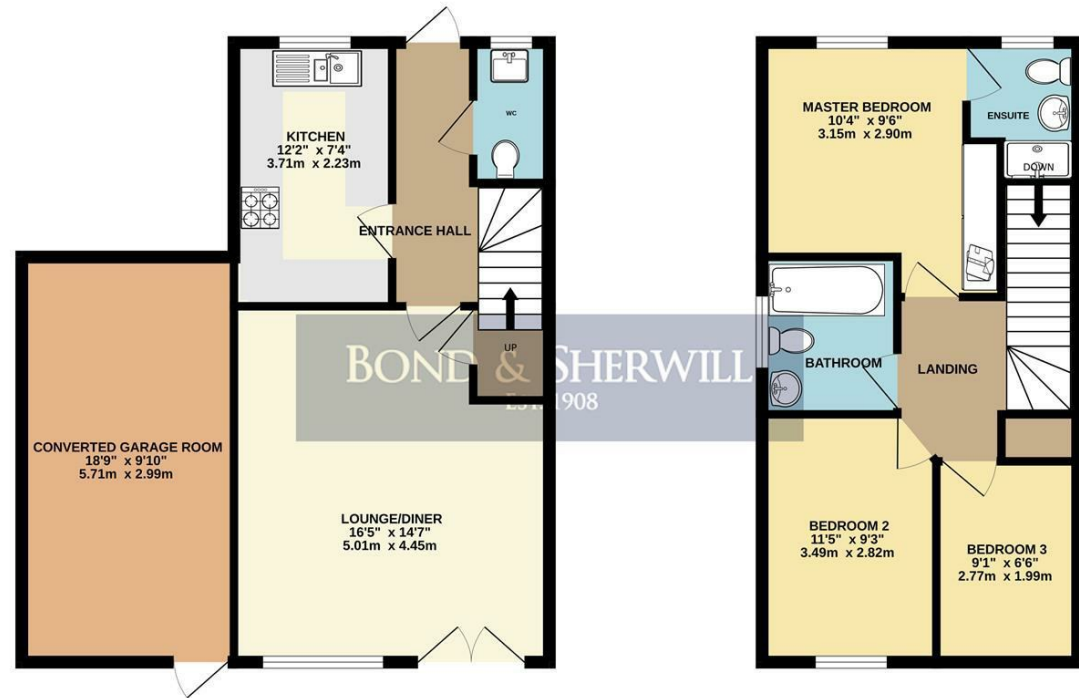






GROUND FLOOR
601 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 1019 sq.ft. (94.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			90
(11-11) B			
(10-10) C		77	
(9-9) D			
(8-8) E			
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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