



Four double bedroom detached chalet bungalow in attractive Nork setting

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Banstead SM7

London 16 miles
Banstead Village 1 mile Epsom 3 miles
Banstead Station to London Victoria: 40 minutes
Faster rail services at Epsom Station
M25 at Reigate 5 miles A3 at Tolworth 5 miles
All times and distances are approximate

Offering an impressive four double bedroom interior, this detached chalet bungalow has a quiet location in one of Nork's sought after roads and yet it offers excellent access to everyday amenities.

Recently extended and refurbished, the property has a crisp contemporary style, whilst requiring just a few cosmetic finishes to complete.

Price £800,000

View by appointment please, exclusively
through Richard Saunders and Company
Telephone 01737 363333

banstead@richardsaunders.co.uk



- Entrance Hall ■ Utility Room or Study
- Open plan Sitting – Dining Room and Kitchen – Breakfast Room
- 4 Bedrooms ■ Shower Room ■ Family Bathroom
- Garage with workshop / store
- Around 60' Frontage with ample parking ■ Some 130' Rear Garden



When our clients bought this detached property they chose it for its lovely location, so close to amenities and schools. Seeing the potential to create a much more spacious home, they took on the challenge, extending to add a first floor and refurbishment to create bright, open-plan living spaces and large double bedrooms to suit their growing family.

Now due to unexpected relocation, they are selling this impressive property which requires relatively little cosmetic finishing. Necessary consents and certificates have been obtained.

You are met with a spacious and bright ambiance as you enter the good-sized hall and the open plan living room and kitchen has double doors to the patio, offering plenty of space for relaxing and entertaining.

There are four double bedrooms, two are accessible being on the ground floor with a shower room between them. Upstairs there the two further bedrooms have a family bathroom. There is also extensive eaves storage. The frontage has plenty of parking in addition to the attached garage which has space for a workshop or storage and the rear garden extends to around 130'.



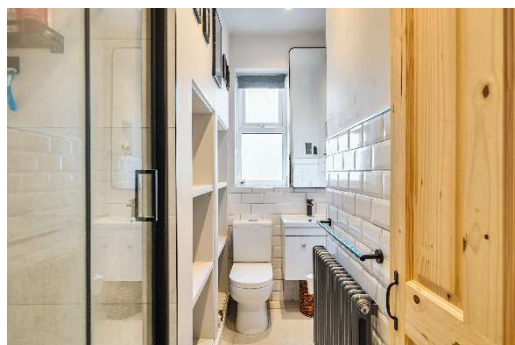


This property has a sought-after location in one of Nork's winding avenues, whilst also being convenient for a wide range of amenities.

This location is within a short walk of local shopping at either Nork Way or Banstead Village, whilst both Reigate and Epsom have more extensive shopping, and the Asda superstore is nearby at Burgh Heath. There is also a great choice of local schooling including the popular Warren Mead Junior School, just a short walk away.

There is excellent accessibility with Banstead Station within walking distance, and Epsom Station is within a short drive and offering fast services into London. The A3 arterial road to London is accessed within a few minutes and the M25 can be joined at either Reigate (J8) or Leatherhead (J9) bringing both Gatwick and Heathrow airports, the Channel Tunnel and coastal ports within easy reach.

This location is close to the open spaces of Nork park and Banstead Downs, as well as Epsom Downs with its World-famous Derby Racecourse, giving many places to enjoy nature, walk, run or cycle. There are many venues for sport and leisure nearby including both Cuddington and Banstead Downs golf clubs, the RAC Woodcote Park Country Club, many pubs, restaurants, cinema and theatre.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
 Local Authority: Reigate and Banstead B C
 Council Tax Band: F
 Broadband: Full Fibre Broadband
 Services: All mains services are connected
 To the best of our knowledge
 on production of this brochure

The many features of this fine home include:

- Attractive Nork location, close to schools and amenities
- Recently extended and refurbished
- Contemporary porcelain tiled floors to living areas
- Four double bedrooms, two are accessible on ground floor
- Luxury, modern shower room and bathroom
- New gas central heating with pressurised hot water system
- Replacement double glazed windows and doors
- Large garage with workshop/store, ample parking
- Lovely rear garden with sun-trap patio
- Stylishly finished and beautifully presented

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



