

Kennedys'

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5, Lambourne Close
Banstead
SM71DL

A beautifully presented three-bedroom detached home in a sought-after Banstead/Nork location, offering stylish, modern interiors throughout. Featuring a spacious sitting/dining room, contemporary kitchen, three bedrooms and a separate garage, this turnkey-ready home is ideally positioned for both Banstead and Nork villages, with excellent local amenities, schools and transport links close by.

£670,000



- 3 Bed Detached Family Home
- Spacious sitting/dining room
- Modern finish throughout

- Quiet Cul-de-sac location
- Near to Banstead Village
- Separate Garage and attractive frontage



PROPERTY DESCRIPTION

Beautifully presented throughout, this three-bedroom detached home offers modern living, well-proportioned rooms and a stylish finish, all within the popular Nork area of Banstead. The ground floor centres around a generous sitting/dining room, providing plenty of space for both relaxing and entertaining. The contemporary kitchen is finished with sleek dark cabinetry, crisp white worktops and integrated appliances, creating a practical yet sophisticated space for everyday living. There is also a welcoming entrance hall and a downstairs cloakroom.

Upstairs, the property offers three bedrooms, including a particularly spacious main bedroom and en-suite, alongside a modern family bathroom. This is an ideal home for young families, professional couples or those looking to downsize without compromising on space. Outside, the property enjoys an attractive frontage with established planting and a separate garage, offering useful additional storage or parking. In a nutshell, a turnkey-ready, detached family home with contemporary interiors, a practical layout and a sought-after Banstead address. Perfect for anyone looking for a home that is ready to enjoy from day one.







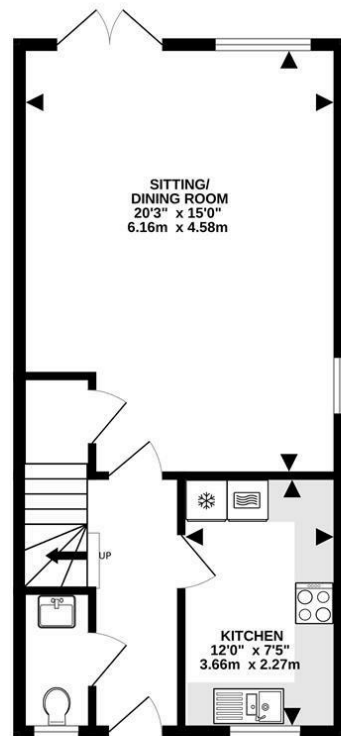


LOCAL AREA INFORMATION

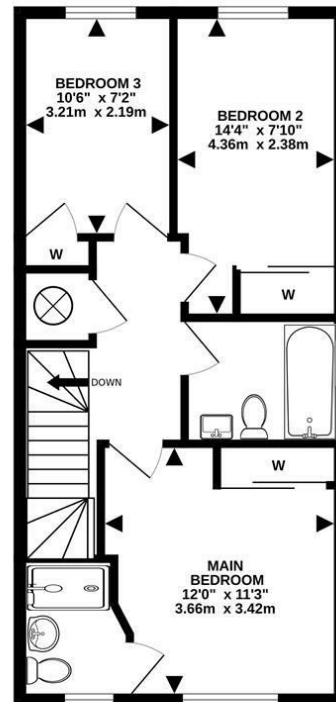
Lambourne Close is tucked away near to both villages; Banstead and Nork, around 10 to 15 minutes' walk from Banstead station. Banstead and Nork both offer a variety of shopping and leisure facilities, from traditional village shops through to larger stores such as Waitrose, Boots etc. as well as restaurants, coffee shops and boutiques. A beautiful park is just around the corner as well as Banstead Woods and a variety of golf courses including Banstead Downs, Epsom Golf Club, Kingswood and Surrey Downs.

The local area also has a wide choice of good primary and secondary schools as well as independent preparatory and senior schools. There are mainline railway stations at both Banstead, Epsom Downs and Sutton giving easy access to London and access onto the M25 is via junction 8.

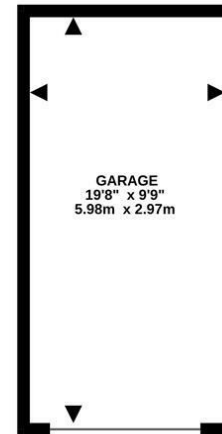
A large, stylized white signature or logo on a dark background. The signature is fluid and cursive, starting with a large 'C' and ending with a long, sweeping tail.



GROUND FLOOR



1ST FLOOR



GARAGE



MAIN HOUSE 92 SQ.M (990 SQ.FT) GARAGE 17.8 SQ.M (192 SQ.FT)

TOTAL FLOOR AREA : 1182 sq.ft. (109.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

5, Lambourne Close

If you would like to arrange a viewing, please call Helen Miles on 07985 296256.

TENURE: Freehold

EPC RATING: C

COUNCIL: Reigate & Banstead

TAX BAND: E

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedy's has the authority to make or give any representation or warranty in respect of the property.



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