



Beacon Way, Banstead

The **PERSONAL** Agent

Guide Price £950,000

Freehold

- 1387 sq ft property
- Detached house
- Three bedrooms
- 18' X 13'3 Living room
- 13'3 x 12'3 Dining room
- 13'9 x 11'6 Kitchen
- Large rear garden
- 19' x 9' Garage
- Potential to extend to the rear (STPP)
- South/West facing rear garden

The Personal Agent are delighted to offer for sale this 1387 sq ft three bedroom detached property situated in Beacon Way, Nork. The property benefits from a 18' x 13'3 front to back living room and a 13'3 x 12'3 dining room. The property is primed for extension to the rear subject to planning.

The property comprises of a hallway, living room, separate dining room, kitchen, downstairs cloakroom and garage. On the first floor there are three bedrooms a WC and main bathroom.

Outside there is a large rear garden with patio



area. There is a gate at the back which leads directly onto Nork Park. A driveway to the front for ample parking.

Beacon Way is a highly desirable road within close proximity of the wide open spaces of Nork Park. There are a choice of Banstead, Epsom Downs and Tattenham Corner railway stations all within a mile.

If you are travelling further afield the M25 is just a short drive away. If you are looking to enjoy outside space then Epsom Downs itself is just around the corner. The practicality of the location

continues with a number of local shops at the end of nearby Nork Way.

For more variety of shopping, the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants is just a couple of miles away, as is the pretty and vibrant Banstead Village.

Tenure - Freehold
Council tax band - F



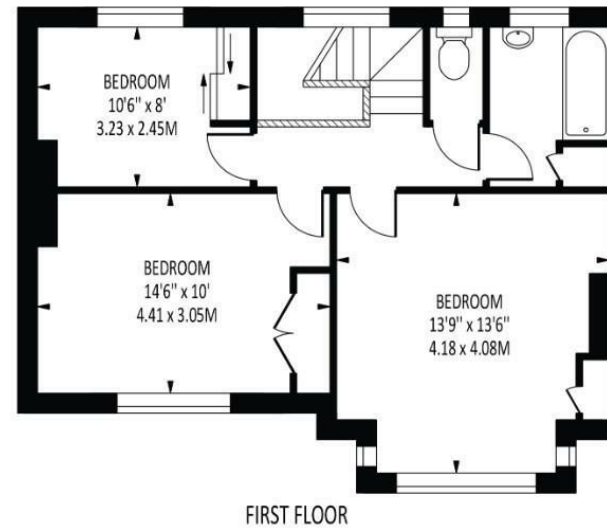
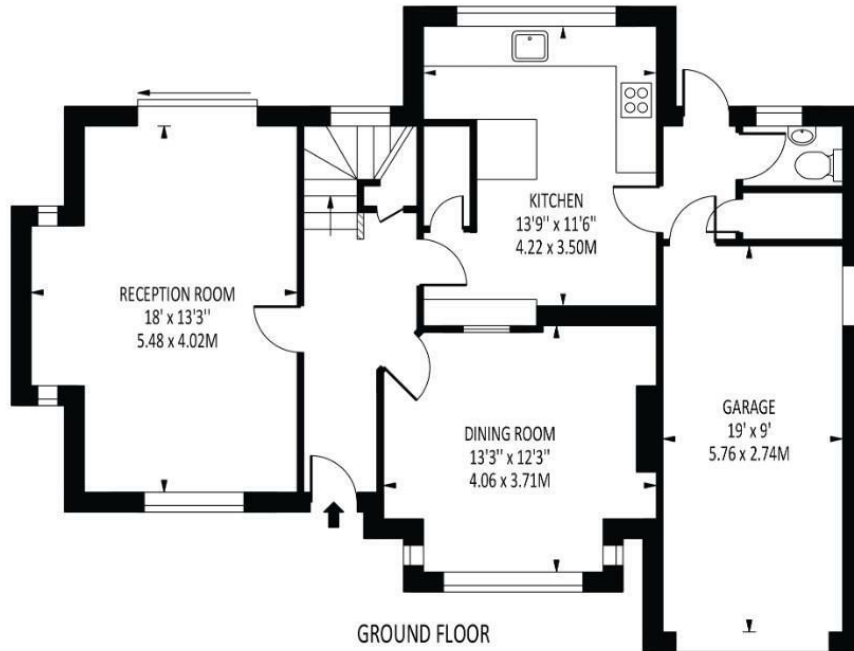


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Beacon Way

Total Area: 1387 SQ FT • 128.85 SQ M
(Including Garage)
Garage Area : 170 SQ FT • 15.78 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 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.

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	79
England & Wales		EU Directive 2002/91/EC	

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

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PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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