



Burgh Wood, Banstead

The PERSONAL Agent

Offers In Excess Of £1,200,000 Freehold

- 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
- Five/six double bedrooms
- Excellent storage throughout
- No onward chain
- Brick built home studio/office
- Ground floor bedrooms with en-suite shower rooms

A beautifully presented contemporary five bedroom detached family home, offering versatile and thoughtfully designed accommodation ideal for modern living. The property boasts impressive entertaining spaces, perfect for both family life and hosting guests.

Finished to an good standard throughout, the home further benefits from a stunning, mature south-facing garden, providing a private and tranquil outdoor retreat. Ample off-street parking adds to the convenience of this exceptional property.

An internal viewing is highly recommended to fully appreciate all that this home has to offer.

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.

Tenure - Freehold
Council Tax Band- G

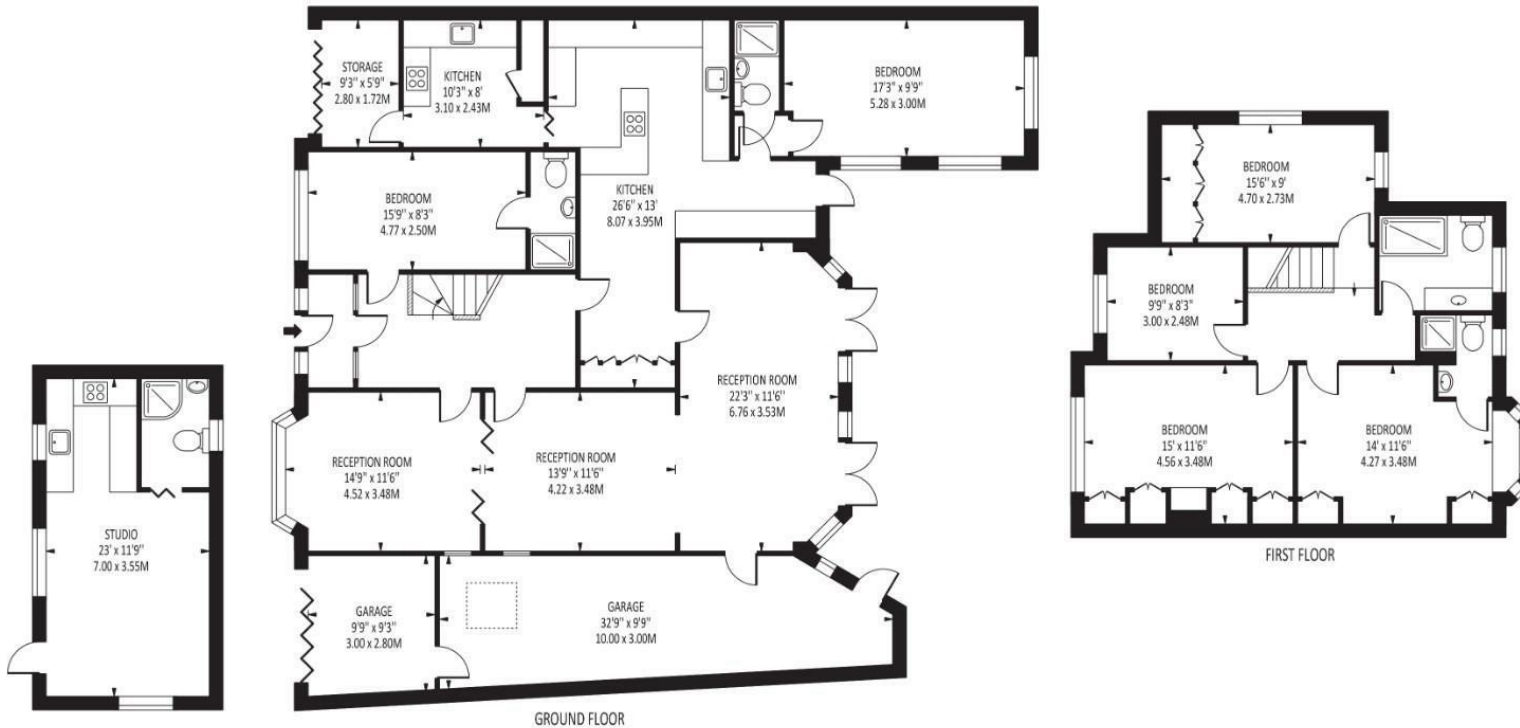






Burgh Wood

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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 & KINGSWOOD OFFICE

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

LETTINGS & MANAGEMENT

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

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



The PERSONAL Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

