



Nork Way, Banstead

The **PERSONAL** Agent

# £1,050,000

## Freehold

- 2222 sq ft detached property
- Four/five bedrooms
- Kitchen/dining room ( 24'8 x 13'7 )
- Living room ( 24'4 x 15'4 )
- Lounge ( 24' x 11'3 )
- Reception 3 / bedroom 5 ( 10'7 x 9'10 )
- Utility room and downstairs cloakroom
- En-suite shower room to primary bedroom
- Part converted garage
- South/east facing 110' rear garden

The Personal Agent are delighted to offer for sale this four/five bedroom 2222 sq ft detached property situated in Nork. The property benefits from a 24'8 x 13'7 kitchen/dining room, along with three reception rooms, currently used as a living room, lounge and bedroom five.

To the ground floor, the property consists of an entrance hall, living room, sitting room, kitchen/dining room, reception 3/bedroom 5, utility room and guest cloakroom. On the first floor, four

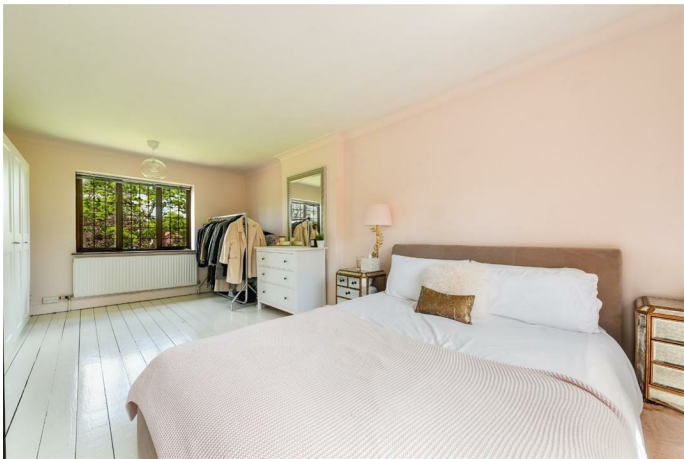


bedrooms, en-suite to primary bedroom and a main bathroom. Outside there are front and rear gardens and a part converted garage. South east-facing rear garden about 110' deep.

Nork Way which is a very popular residential road that is just a short walk from Warren Mead primary school and in close proximity of Banstead railway station which is just a short distance away. 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 as are the wide open spaces of Nork Park. The practicality of the location continues with a number of local shops in Nork Way or if you are wanting more variety 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



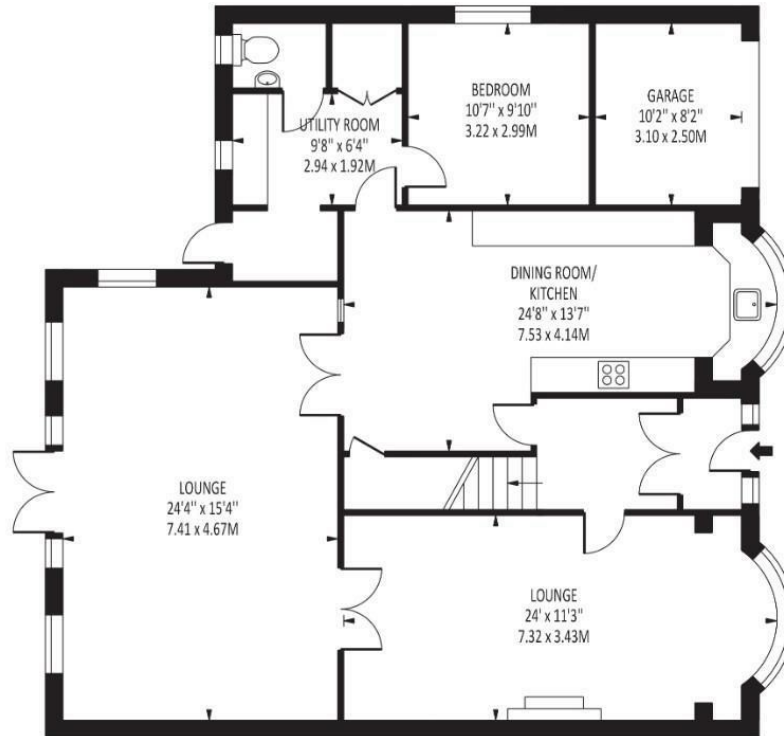


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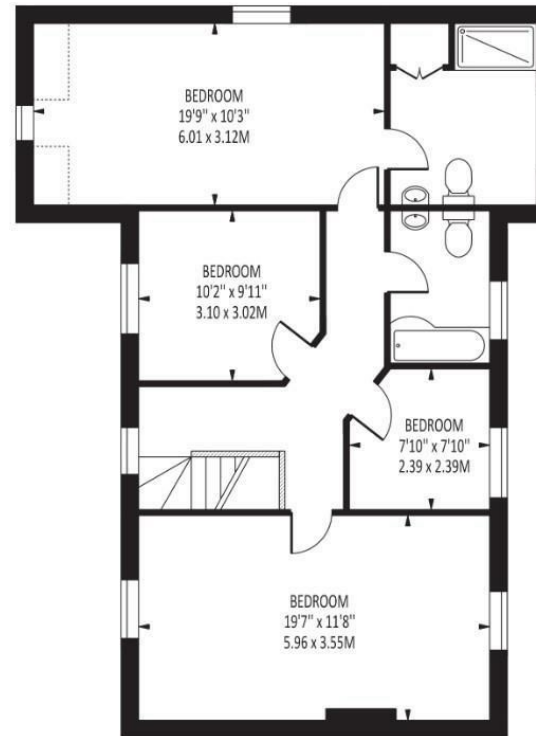


## Nork Way

Total Area: 2222 SQ FT • 206.39 SQ M  
(Including Restricted Height Area & Garage)  
Restricted Height Area: 15 SQ FT • 1.38 SQ M  
Garage Area: 83 SQ FT • 7.75 SQ M



GROUND FLOOR



FIRST FLOOR

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) <b>A</b>                          |         | <b>86</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

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The  
**PERSONAL**  
Agent

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Registered in England No. 4398817.



**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.

