



Nork Way, Banstead, Surrey  
Offers Over £700,000 - Freehold



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**WILLIAMS  
HARLOW**























Located in the desirable area of Nork Way, Banstead, this charming semi-detached house offers a perfect blend of comfort and convenience. With five well-proportioned bedrooms and two bathrooms, this home is ideal for families seeking ample space. The property has been sympathetically extended, providing deceptively spacious accommodation spread over three floors, ensuring that every member of the household can enjoy their own space.

The master bedroom features an en-suite bathroom, adding a touch of luxury to your daily routine. The extended lounge is perfect for relaxation and entertaining, creating a warm and inviting atmosphere for family gatherings or quiet evenings in.

Situated close to the picturesque Nork Park, this home is also within easy reach of excellent local schools, making it an ideal choice for families. The nearby Nork Parade offers a variety of local shops, while Banstead mainline train station provides convenient transport links for commuters.

Additionally, the property boasts parking for up to three vehicles, a valuable asset in this sought-after area. This semi-detached house on Nork Way is not just a home; it is a lifestyle choice, offering both tranquillity and accessibility in a vibrant community. Don't miss the opportunity to make this delightful property your own.

## THE PROPERTY

A handsome late 1940's early 1950's proud and confident semi detached home with superior frontage, has been modernised and extended to provide a family home where multiple generations can co-exist in harmony. The total accommodation comprises of five bedrooms, bathroom and an en-suite to the master bedroom. There is an extended lounge, kitchen and also there is a good sized hall off which there is a downstairs WC. Highlights include the fantastic views to the rear over London and the flexibility and practical layout which offers an extra dimension to busy lifestyles, elderly parents, teenage children or staying guests. The property additionally offers a large attractive cabin to the rear in a secluded position offering a variety of uses from home working, guests, great entertaining space or games room.

## OUTDOOR SPACE

Predominantly to the front of the property is a driveway suitable for parking 3-4 vehicles. There is a useful side access where there is a covered store beyond which there are two sheds, one of which is brick built. The expansive patio to the rear overlooks the property's fantastic rear garden which offers a high degree of privacy and is laid to two areas of level lawn. Towards the end there is a feature cabin for a multitude of uses. The rear garden extends to approximately 115 feet.

## LOCAL AREA

Banstead Nork is superb if you haven't already visited and is unlike many other Surrey towns. It offers a local range of shopping facilities at Nork Way and excellent primary and secondary schools alongside Nork park which is ideal for recreation. Banstead mainline train station is also reached within a short walk offering services to Sutton and London. This popular residential area has great appeal surrounded by easy access to green open spaces, a peaceful neighbourhood which will allow you to enjoy evening walks without a second thought and a community where people feel invested.

## VENDOR THOUGHTS

We have lived here for a number of years and has suited our family requirements in so many ways. The house is full of happy memories. We hope the new owners will enjoy it as much as we have.

## WHY YOU SHOULD VIEW

We are incredibly honoured to represent this property in Nork Way especially its proximity to excellent local schools both primary at Warren Mead and the secondary at The Beacon School. The whole family are well served by transport, local shops and restaurants and an all round sense of security. Lastly the cabin offers a variety of uses.

## KEY FEATURES

Five bedrooms - Master bedroom with en-suite - Extended lounge - Kitchen/dining room - Attractive gardens - Rear garden extending to 115 ft - Plentiful parking - Outdoor storage - Outdoor cabin - Great location

## LOCAL SCHOOLS

Warren Mead Junior School – Ages 7-11  
Warren Mead Infant School – Ages 2-7  
Epsom Downs Community School – Ages 3-11  
Shawley Community Primary Academy – Ages 2-11  
The Beacon School Secondary School – Ages 11-16  
Banstead Preparatory School – Aged 2-11  
Aberdour School – Ages 2-11

## LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour  
Sutton – London Victoria 33 minutes  
Sutton to London Bridge 39 minutes  
Tottenham Corner Station – London Bridge, 1 hour 9 min

## LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton  
166 Banstead to Epsom Hospital via Epsom Downs, Banstead,

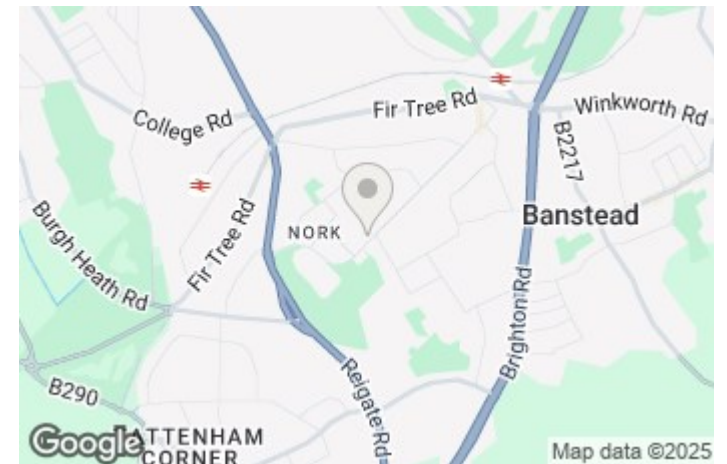
Woodmansterne, Coulsdon, Purley, West Croydon Bus Station  
420 Sutton to Crawley via Banstead, Tottenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)  
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## COUNCIL TAX

Reigate & Banstead BAND E £2,992.97 2025/26

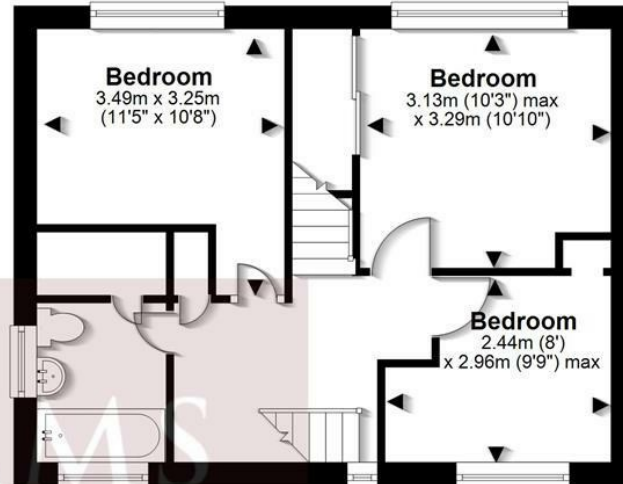




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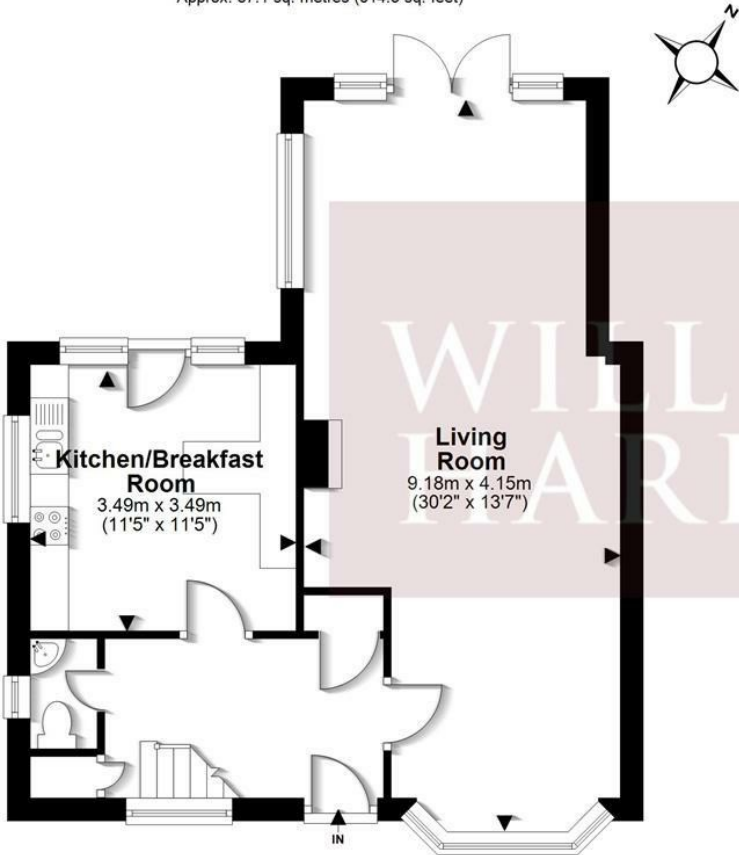
### First Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



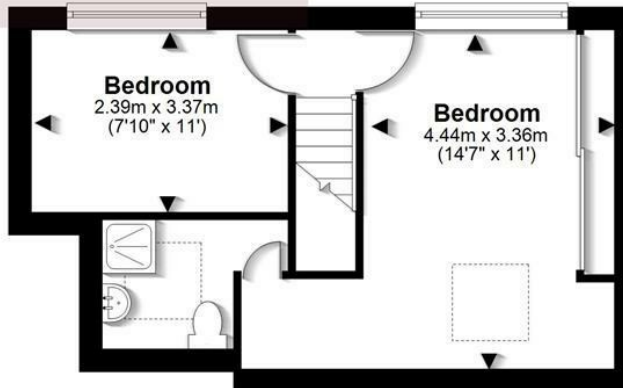
### Ground Floor

Approx. 57.1 sq. metres (614.3 sq. feet)



### Second Floor

Approx. 31.6 sq. metres (339.8 sq. feet)



Total area: approx. 131.4 sq. metres (1414.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(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		
England & Wales		EU Directive 2002/91/EC

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