

Nork Gardens Banstead, Surrey SM7 1NZ

WILLIAMS HARLOW BANSTEAD ARE PLEASED TO PRESENT, A modern two bedroom semi detached bungalow located in a cul-de-sac position ideally situated for local shops and mainline station. The property is exceptionally well presented throughout and offers parking for two vehicles to the front, replacement double glazing, gas central heating and high standard of kitchen and bathroom. There is also a conservatory and attractive landscaped gardens to the rear. NO ONWARD CHAIN

Offers In The Region Of £525,000 - Freehold



FRONT DOOR

Part glazed front door with outside light under pitch tiled canopy, giving access through to:

ENTRANCE HALL

3.43m x 2.06m (11'3 x 6'9)

Wooden flooring. Access to loft void. Downlighters. Thermostat for gas central heating. Radiator. Downlighters. Obscured glazed window to the side. Cloaks cupboard with storage shelving and consumer unit for the electrical supply. Alarm control panel.

LOUNGE/DINING ROOM

5.38m x 4.09m maximum (17'8 x 13'5 maximum)

Continuation of the matching wooden flooring. Radiator. Large storage cupboard with double opening doors. Bi-fold doors giving access through to:

CONSERVATORY

2.46m x 2.67m (8'1 x 8'9)

Wood effect flooring. Elevated view of the landscaped rear garden from the windows both to the side and rear. Double opening doors to the side. Wall lights.

RE-FITTED KITCHEN/BREAKFAST ROOM

2.51m x 3.18m (8'3 x 10'5)

Well fitted with a modern range of wall and base units comprising of high gloss work surfaces incorporating inset enamel 1 1/2 bowl sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with space for washing machine, Integral freezer and integral fridge. Fitted oven and grill. Surface mounted gas hob with extractor above. A comprehensive range of eye level cupboards benefitting from underlighting, one of which houses the gas central heating boiler. Full height cupboard. Window to the rear. Connecting part glazed door to the side. Downlighters. Tile effect flooring.

BEDROOM ONE

2.92m x 4.78m (9'7 x 15'8)

Window to front. Radiator. 2 x ranges of built in wardrobes providing useful hanging and storage.

BEDROOM TWO

3.43m x 1.75m (11'3 x 5'9)

Window to front. Radiator.

BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Independent shower above the bath and glass shower screen. Low level WC. Wash hand basin with mixer tap and vanity cupboards below. Obscured glazed window to the side. Part tiled walls. Tiled floor. Downlighters. Wall mounted extractor. Heated towel rail.

OUTSIDE

FRONT

Front garden has been tastefully landscaped for ease of access which provides flower/shrub borders laid to both soil and slate chippings. The pathway continues to the property's front door and via a side gate gives useful access to the rear garden.

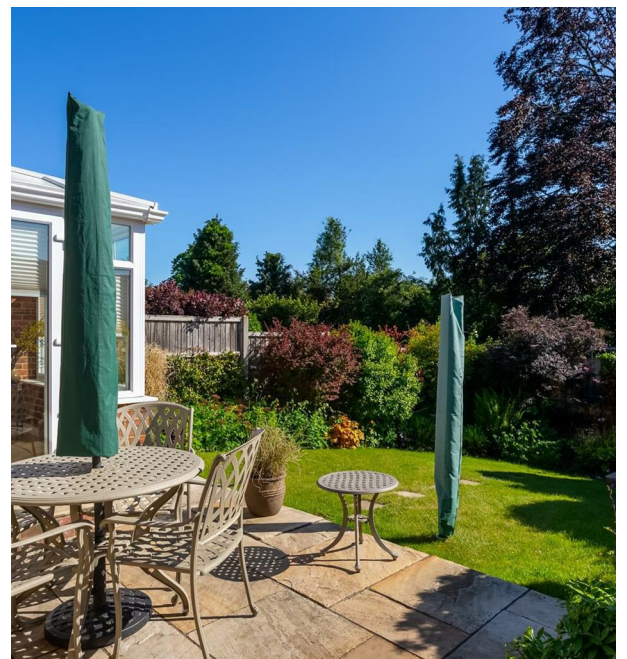
PARKING

There is allocated parking for two vehicles.

LANDSCAPED REAR GARDEN

11.23 x 7.87 approximately (36'10" x 25'9" approximately)

There is an elevated patio immediately to the rear of the property benefitting from outside tap. The remainder of the garden is mainly laid to lawn with a stepping stone pathway providing access to the end of the garden where there is a wooden garden shed. There is well stocked flower/shrub borders and the garden enjoys a good degree of privacy.





TOTAL APPROXIMATE FLOOR AREA 745 SQ.FT. (69.2 SQ.M.)

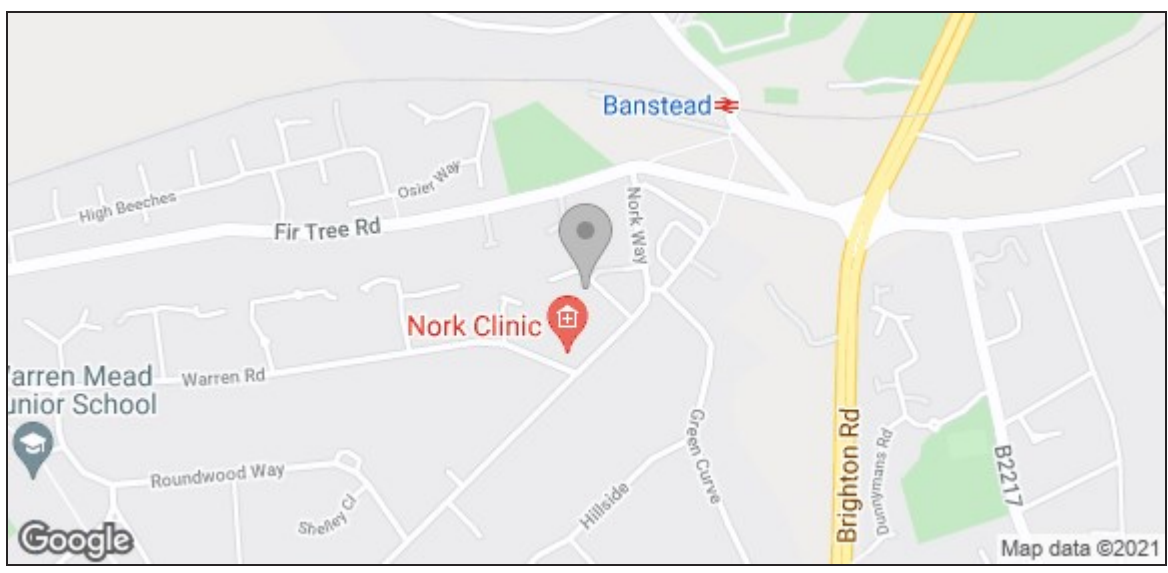
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KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

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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		67	
(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			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			