

## Nork Gardens Banstead, Surrey SM7 1NZ

An opportunity to acquire a three bedroom semi-detached home located in a cul-de-sac position within easy reach of Nork local shops, good local schools and Banstead mainline station. The property does require some internal modernisation, however, benefits from double glazing and gas central heating. Sold with the benefit of NO ONWARD CHAIN. SOLE AGENTS

Asking Price £499,950 - Freehold





## FRONT DOOR

Replacement front door under canopy with outside lighting, giving access through to the:

## ENTRANCE HALL

Stairs rising to the first floor. Cloaks cupboard. Coving. Downlighters. Radiator.

## LOUNGE

5.00m x 3.25m (16'5 x 10'8)

Window to the front. Radiator. Wood effect flooring. Coving. Downlighters. Attractive fireplace feature with wooden mantle, inset hearth.

## KITCHEN/BREAKFAST ROOM

5.00m x 3.56m (16'5 x 11'8)

Fitted a range of wall and base units comprising of work surfaces incorporating a sink drainer with mixer tap. Fitted oven and grill. Surface mounted four ring gas hob with extractor above. Spaces for dishwasher, washing machine and upright fridge freezer. Cupboard housing the gas central heating boiler. Thermostat for the central heating. Coving. Downlighters. 2 x windows to the rear. Double opening French doors to the rear.

## DOWNSTAIRS WC

1.75m x 0.79m (5'9 x 2'7)

Low level WC. Wash hand basin with mixer tap. Understairs storage cupboard. Downlighter. Ceiling mounted extractor.

## FIRST FLOOR ACCOMMODATION

### LANDING

Reached by a straight staircase. Downlighters. Access to loft.

### BEDROOM ONE

5.16m x 3.28m (16'11 x 10'9)

Good sized double room. Window to front. Radiator. Downlighters.

### BEDROOM TWO

2.44m x 2.34m (8'76 x 7'08)

Windows to rear enjoying views over the rear garden. Radiator.

### BEDROOM THREE

2.59m x 2.31m (8'6 x 7'7)

Window overlooking the rear garden. Radiator.

## BATHROOM

1.83m x 1.52m (6'76 x 5'31)

White bathroom suite. Panel bath with mixer tap and an independent shower over the bath. Wash hand basin with mixer tap and vanity cupboards below. Low level WC with concealed cistern. Fully tiled walls. Downlighters. Wall mounted extractor. Obscured glazed window to the side.

## OUTSIDE

### FRONT

Predominantly laid to hardstanding which affords off street parking for two vehicles. The driveway continues to the side of the

property providing additional parking and access to the front door. Beyond which there is a wooden garden gate which provides access to the:

## REAR GARDEN

10.97m x 7.62m approximately (36'0 x 25'0 approximately)

There is a patio immediately to the rear. The remainder of the garden is laid to level lawn and is well screened for privacy. There is also a wooden garden shed.

## COUNCIL TAX

Reigate & Banstead Council BAND D £2,235.36 2023/24



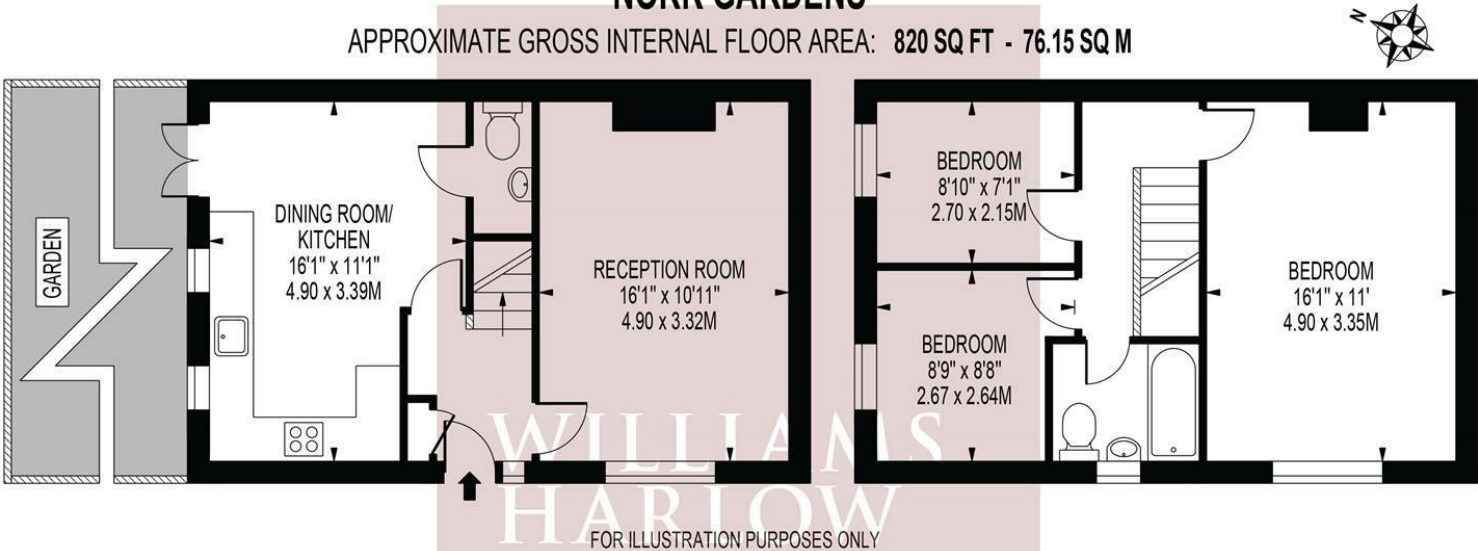


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WILLIAMS  
HARLOW

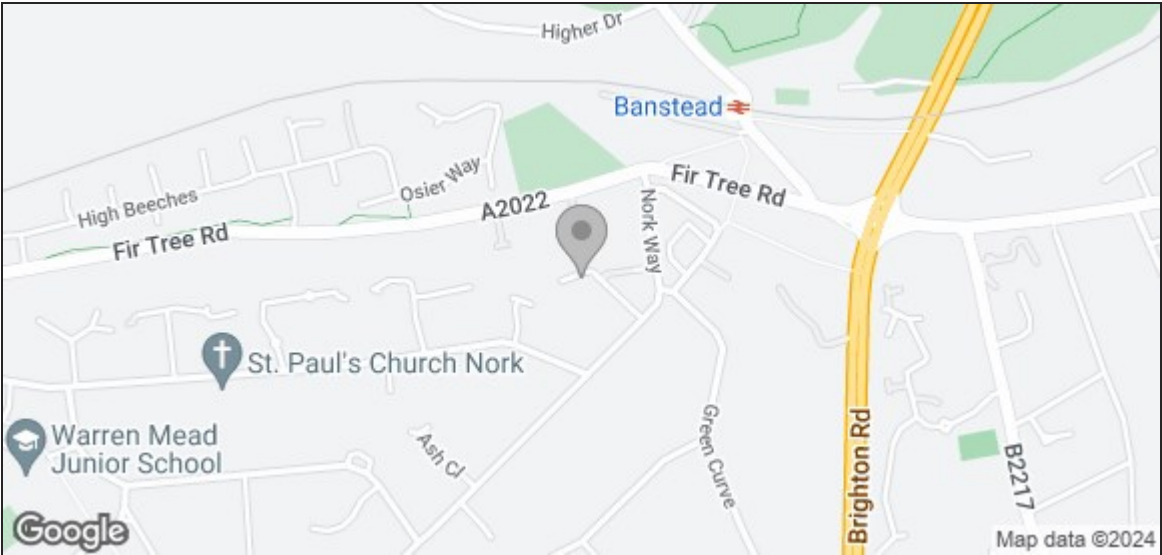
NORK GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 820 SQ FT - 76.15 SQ M



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR 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		96
(81-91) B	85	
(69-80) C		
(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		