



Nork Way, Banstead, Surrey

£1,000,000 - Freehold



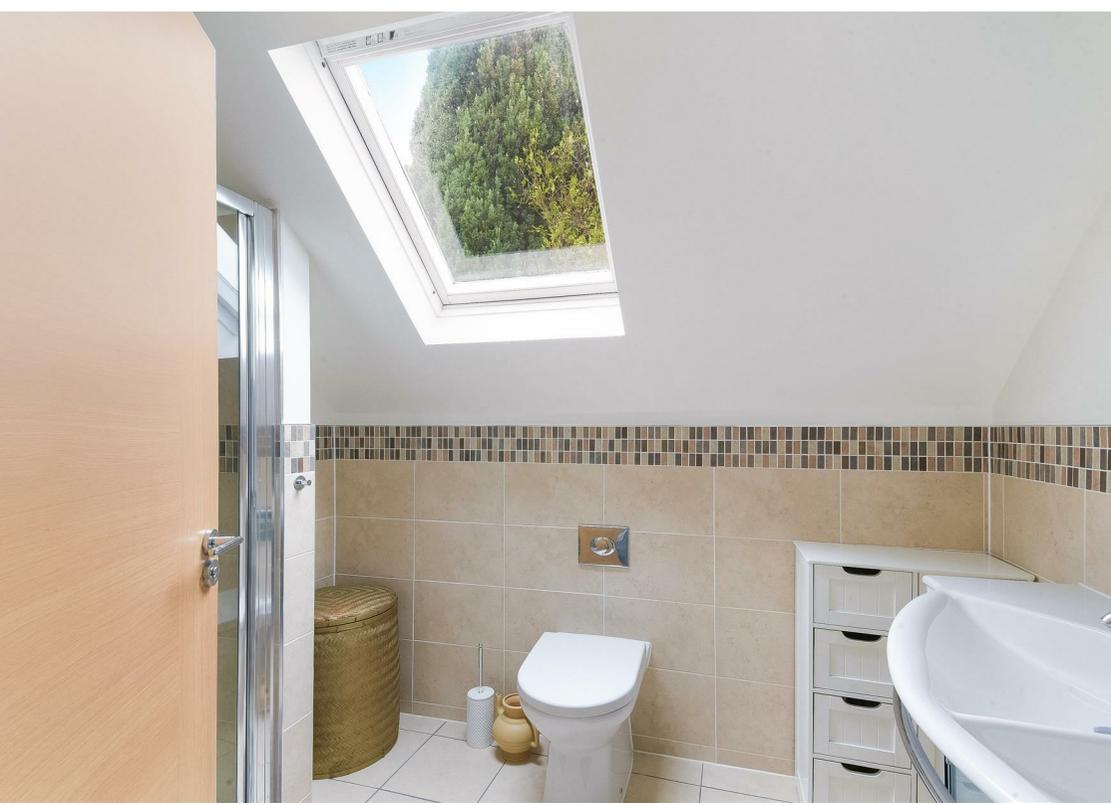
**WILLIAMS
HARLOW**











Located in the desirable area of Nork Way, Banstead, this charming detached house offers a wonderful opportunity for families seeking a spacious and flexible living environment. Boasting four well-proportioned bedrooms, this property is perfect for those who value comfort and space. The two reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for family gatherings or social events.

The house features two modern bathrooms, ensuring convenience for all residents. Set on a large corner plot, the property benefits from a generous outdoor space, perfect for children to play or for gardening enthusiasts to cultivate their green thumbs. The ample parking space accommodates one vehicle, with additional parking options available nearby.

This home is ideally located close to local parks, providing a serene escape for leisurely walks or outdoor activities. Families will appreciate the proximity to excellent schools, making it a prime choice for those with children. Furthermore, the nearby mainline station offers easy access to surrounding areas, enhancing the appeal for commuters.

In summary, this delightful detached house on Nork Way presents a unique opportunity to enjoy a comfortable lifestyle in a sought-after location. With its flexible accommodation and convenient amenities, it is sure to attract those looking for a family home in Banstead.

FRONT DOOR

Replacement front door with windows either side giving access through to:

ENTRANCE PORCH

Ornate tiled floor and further replacement front door with windows either side, giving access through to:

GENEROUS ENTRANCE HALL

Radiator. Thermostat for central heating. Coving. Cupboard housing meters and circuit breakers. Stairs to first floor with attractive balustrade. Linen cupboard with radiator and doorway providing access through to:

FEATURE KITCHEN/FAMILY ROOM

KITCHEN AREA

Finished with granite work surfaces incorporating a 1 1/2 bowl sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface with fitted double oven and grill with microwave above. Integral fridge, integral freezer, integral dishwasher and integral washer/dryer. Surface mounted five ring gas hob with chimney extractor above. Range of eye level cupboards benefitting from underlighting. Downlighters, tiled floor and coving. Large breakfast bar feature which is moveable subject to the buyers requirements. Glazed door with windows either side to rear.

FAMILY AREA

Continuation of the tiled flooring. Glazed doors with windows either side to rear. Coving. 2 x radiators and opening through to:

CONSERVATORY

Continuation of tiled flooring. Radiator. Elevated views over the rear garden and double opening French doors to side.

LOUNGE

Window to front. Radiator. Coving

BEDROOM

Window to front. Radiator. Coving

DOWNSTAIRS WC

Low level WC. Wash hand basin with mixer tap, shelving and cupboard below. Radiator. Half height tiling and tiled floor. Mirror. Obscured glazed window to side. Downlighters and coving. Doorway providing access to:

BOILER ROOM

Gas central heating combination boiler with time clock and switch gear to side and insulated cylinder. Tiled floor. Lighting.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase with attractive balustrade. Coving.

BEDROOM ONE

Window to rear with views. Downlighters. 2 x radiators. A comprehensive range of built in wardrobes providing useful hanging and storage. Further window to front and doorway providing access to:

LARGE BUILT IN CUPBOARD

1.63m x 1.04m (5'4" x 3'5")
Lighting.

EN-SUITE SHOWER ROOM

Large enclosed shower cubicle with wall mounted shower with detailed tile work. Heated towel rail. Twin wash hand basin with mixer taps. Low level WC with concealed cistern. Velux window to side. Half height tiling. Tiled floor. 2 x cabinets with shaver light/point above.

BEDROOM TWO

2 x velux windows to side and double opening french doors giving access to a small terrace with a metal balustrade. Here you can enjoy a pleasant outlook over the rear garden. There are 2 x built in storage cupboards, built in wardrobe with sliding mirrored doors, radiator, wall lights and exposed beams.

BEDROOM THREE

Enjoying a pleasant outlook over the rear garden. Radiator.. Downlighter.

BATHROOM

Panelled bath with mixer taps, shower attachment with a concertina glass shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Shaver light/shaver point. Heated towel rail. Velux window to front. Half height tiling and tiled floor.

OUTSIDE

FRONT

There is a herringbone brick driveway suitable for parking numerous vehicles off street. There is an area of lawn flanked by mature flower and shrub borders. The property benefits from outside lighting and attractive flower/shrub borders.

INTEGRAL GARAGE

6.10m x 3.07m (20'0" x 10'1")

Widening to 12' to rear approximately. With up and over door, power and lighting. Connecting rear door to the:

GARDEN ROOM

Part glazed door with windows either side providing access to the rear garden.

SIDE

To the side of the property there is a wooden garden gate which gives access to the:

LANDSCAPED REAR GARDEN

25.30m approximately (83'0" approximately)

With an elevated patio expanding the immediate rear width with decorative wrought railings with inset lighting. There are steps down to a further patio area flanked by mature flower and shrub borders. The remainder of the garden is laid to level lawn with a further circular patio area towards the end. There is a good array of flower and shrub borders surrounding the property and some mature trees.

COUNCIL TAX

Reigate & Banstead BAND G £3,898.91 2024/25



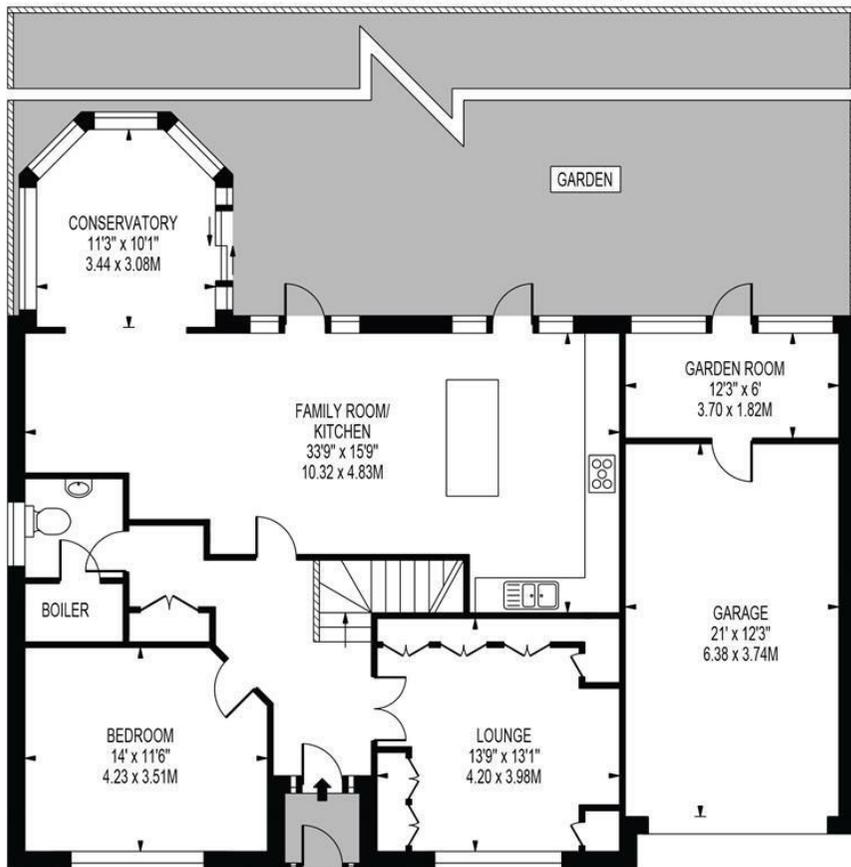
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

NORK WAY

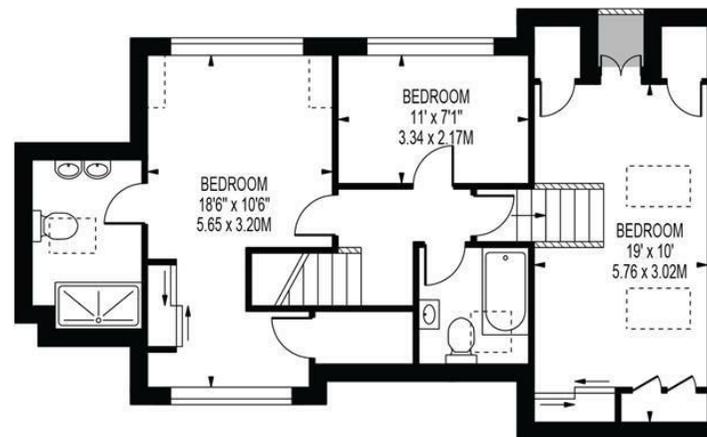
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1728 SQ FT - 160.51 SQ M

(EXCLUDING GARAGE/ GARDEN ROOM)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE/ GARDEN ROOM: 331 SQ FT - 30.71 SQ M



GROUND FLOOR



FIRST FLOOR

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 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			
(81-91) B			
(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	

