

## Nork Rise Banstead, SM7 1JN

WILLIAMS HARLOW ARE EXCITED TO BRING THIS THREE BEDROOM SEMI-DETACHED HOUSE TO THE MARKET. Ideally situated on a tree-lined residential road, located within walking distance to local schools, green spaces and local amenities. The house consists of a large lounge-diner with garden access, a large eat-in kitchen with garden access, separate WC and storage cupboard downstairs; three double bedrooms and family bathroom complete the upstairs accommodation. Available immediately on an unfurnished basis.

£2,450 PCM Unfurnished



## DRIVEWAY

Private gravel driveway with parking for at least 2 vehicles

## ENTRANCE

Covered front door

## HALLWAY

Wood flooring providing access to all rooms:

## LOUNGE-DINER

Full-house length room with dining area at front and lounge area with direct garden access though double glazed French doors to the rear.

## KITCHEN

Bright and airy eat-in kitchen with breakfast bar and all integrated appliances. Direct access into rear garden.

## DOWNSTAIRS WC

WC and hand-basin

## STAIRCASE

Carpeted and leading up to:

## BEDROOM ONE

Double bedroom with carpets and double-glazed windows

## BEDROOM TWO

Carpeted double size room with double glazed windows

## BEDROOM THREE

Smaller double room with double glazed windows and good quality carpet

## BATHROOM

Shower over bath, WC, hand-basin and heated towel rail

## REAR GARDEN

Secure fencing and laid to grass and paving

## COUNCIL TAX

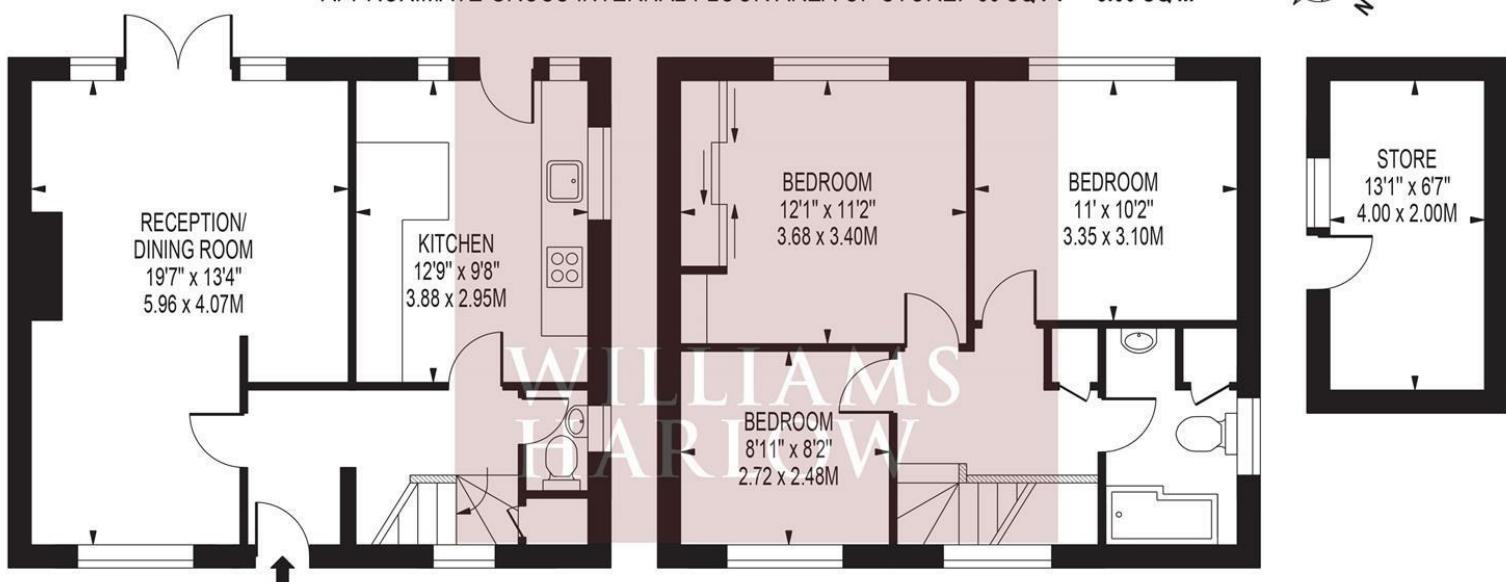
Council Tax Band E (£2,992.97) 2025 / 26



## NORK RISE

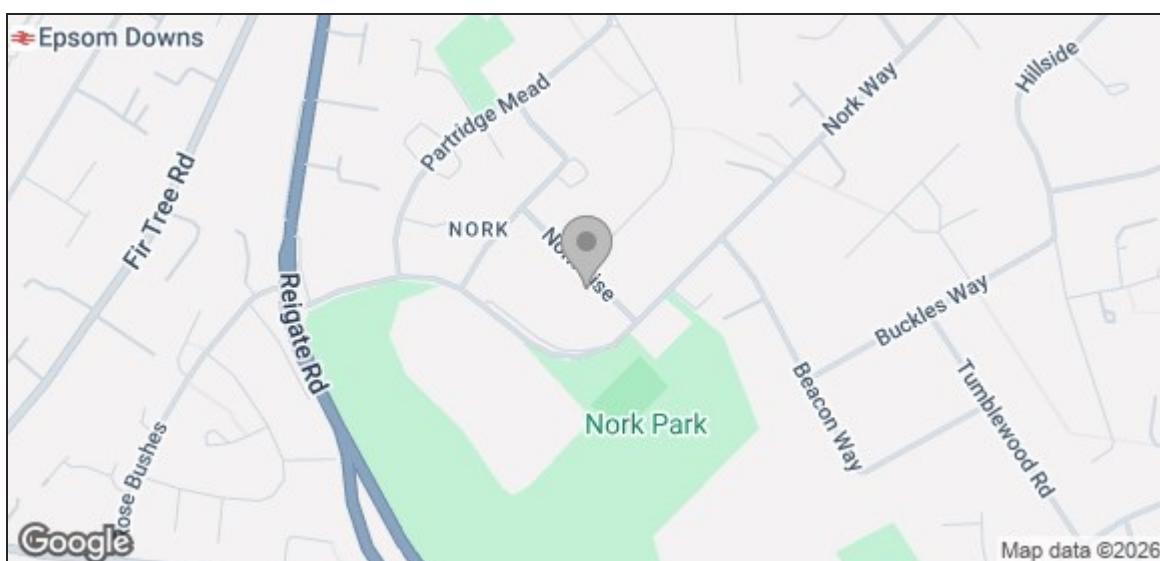
APPROXIMATE GROSS INTERNAL FLOOR AREA: 930 SQ FT - 86.40 SQ M  
(EXCLUDING STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 86 SQ FT - 8.00 SQ M



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	