



## Warren Road, Banstead. SM7 1LG

£535,000

3 Double Bedrooms

2 Receptions

Redecorated Throughout

New Modern Kitchen

Garage

Moments from Nork Village

Huge Potential to Extend

Fabulous School Catchment

Short Walk to Banstead Trains



**\*\*Completely Chain Free\*\* Recently Re-decorated and Re-carpeted Throughout\*\* New Kitchen\*\***

This beautifully presented family home in the heart of Nork Village comes to market in immaculate condition having been recently re-decorated and re-carpeted to a good standard throughout. Offering two large receptions, a double bedroom, modern kitchen and family bathroom to the ground floor and two large double bedrooms to the first floor, this gorgeous property is available chain free and offers good scope for extending into the loft and out to the rear as per local neighbours and subject to the usual permissions.

To the front of the property there is a good sized garden and there is a shared driveway with access to the garage at the rear. The rear garden offers both patio and lawned areas. Local amenities include a short walk to Nork Village and its array of local shops and restaurants as well as Banstead Rail station. Fir Tree shops are also in walking distance and school catchment includes the highly regarded Warren Mead and The Beacon schools.

This is a beautiful property in a quiet and safe village community and early viewing is highly recommended.

### Lounge

**14' 1" x 11' 6" (4.3m x 3.5m)**

Beautifully presented, the front lounge is flooded with good natural light from a curving bay window and has been recently re-decorated in modern grey with cream carpeting.



### Dining Room

**14' 1" x 11' 10" (4.3m x 3.6m)**

Situated to the rear of this fabulous property, this second reception offers direct access to the garden via patio doors and benefits from a feature fireplace and a cosy understair alcove with storage. Handily located beside the modern kitchen, this is a fabulous room to entertain family and friends.



### Kitchen

**8' 10" x 10' 10" (2.7m x 3.3m)**

Recently fitted, this stunning kitchen offers plenty of work surface space and storage and offers space for expected appliances. A new hob, extractor and oven has been installed and the kitchen overlooks the rear garden whilst also giving access via a side door.



### Master Bedroom

14' 5" x 11' 10" (4.4m x 3.6m)

With characterful touches such as a feature fireplace and a sloping ceiling, this very generous master bedroom manages to feel spacious yet cosy at the same time and, like the rest of this exceptional property, has been newly decorated and carpeted.



### Bedroom 2

10' 10" x 11' 10" (3.3m x 3.6m)

Bedroom 2 is another good sized double that has also been refurbished throughout and offers views of the garden, a feature fireplace and a large picture window that brings in good natural light.



### Bedroom 3

10' 6" x 7' 10" (3.2m x 2.4m)

Located on the ground floor the third bedroom is a double and is situated across the hall from the bathroom and as such would make for a perfect bedroom for guests. Beautifully presented, this is a bright and sunny room with a gorgeous bay window.



### Family Bathroom

6' 11" x 7' 7" (2.1m x 2.3m)

Located on the ground floor of this fabulous family home, this family bathroom is clean and well presented and offers a bath, sink and new WC.

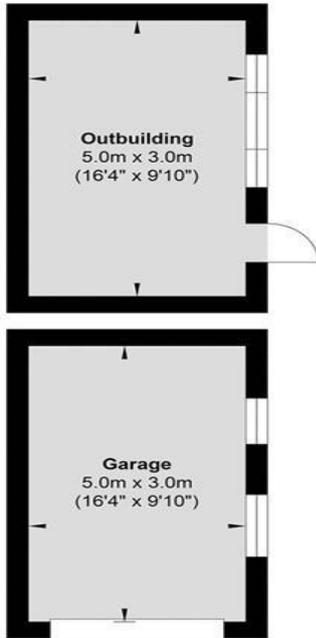


### Entrance Hall

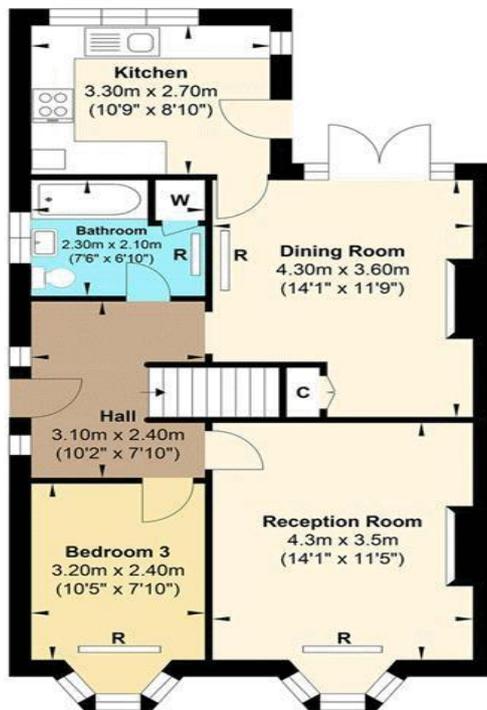
7' 10" x 10' 2" (2.4m x 3.1m)

A spacious and welcoming entrance to what is a fantastic family home, the entrance hall has been re-decorated and re-carpeted throughout and benefits from fabulous natural light.

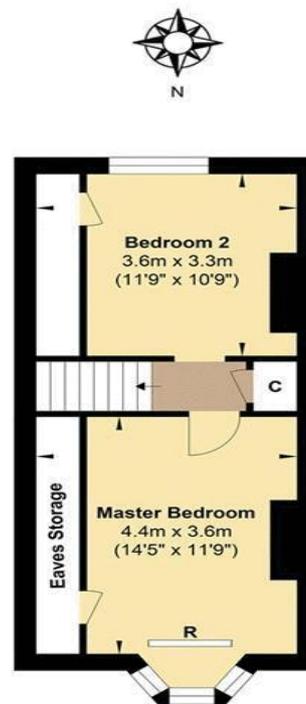




**Garage/Outbuilding**



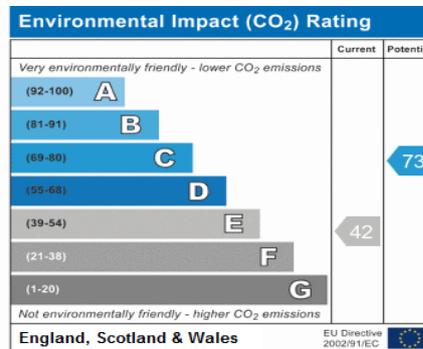
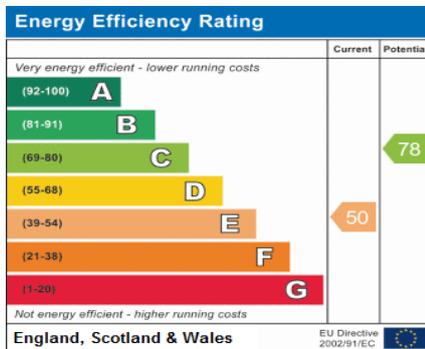
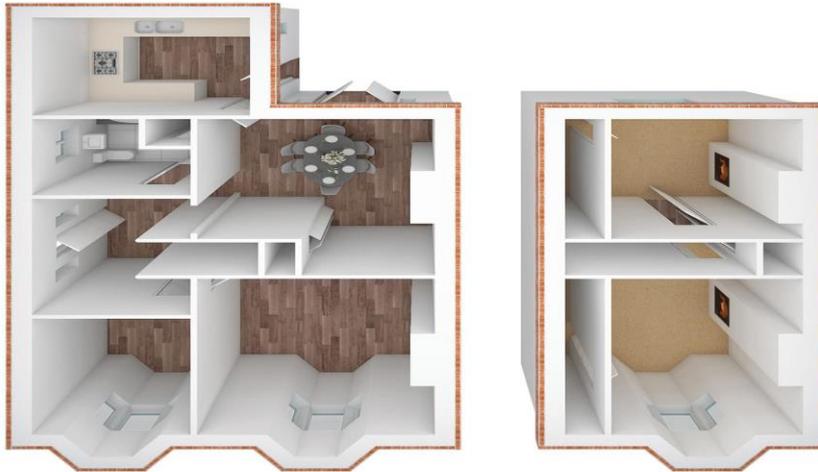
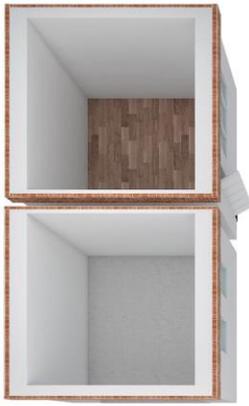
**Ground Floor**



**First Floor**

**Gross Internal Floor Area : 125.87 m2 ... 1355 ft2**

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.



### Offers

Offers will only be presented to Vendors if they are made in writing. Please advise your negotiator of your intent to make and offer as soon as possible. Offers should be emailed to [greetings@sachascott.com](mailto:greetings@sachascott.com).

### Money Laundering Regulations

Potential purchasers please be aware: in the event that your offer is accepted you will be required to provide documents proving your Identity such as a Passport or Driving Licence and a recent Utility or Council Tax Demand registered at your current address. Further checks on Money Laundering will be made during the Conveyancing Process.

### Property Details

All efforts have been made to ensure that the information provided with regard to the type and condition of the property, its location and its contents are as provided by the Vendor in good faith. However, it should be noted that these particulars are only a guide and as such Potential Buyers should be aware that floor plans, contents and any descriptions given are meant as a guide only.