



Hillside, Banstead. SM7 1ES
£675,000

No Chain

2 Receptions

5 Bedrooms

2 Bathrooms

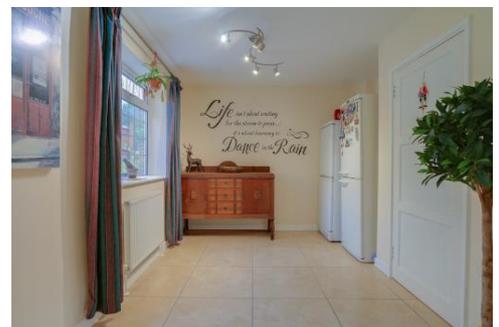
Guest WC

Substantial Driveway

80ft Garden

Fantastic School Catchment

Close to Amenities



****Chain Free**** ****Substantial Double Fronted Family Home**** ****Premier Nork Location**** ****5 Bedrooms****

New to market, this fantastic family home is one to see if you are looking for a spacious property in a convenient and highly regarded road in the lovely village of Nork. Situated within walking distance of both Banstead and Nork Villages and a brisk ten minute walk to Banstead train station, this is an ideal property for those looking to take advantage of good school catchment with both Banstead and Warren Mead infant and primary schools close by, as well as the increasingly popular The Beacon just around the corner.

Extended substantially just over a decade ago, this fabulous properties offers a double frontage that downstairs offers two reception rooms including an L-shaped kitchen diner that offers a 3rd entertaining/breakout area and a separate utility with WC. Upstairs there are 5 good sized bedrooms, one with an en-suite, and a family bathroom. To the front of this lovely family home there is a large driveway with parking for at least 4 cars and to the rear an east facing 80ft garden that is easy to maintain.

Chain Free, this fantastic family home is in an ideal and convenient location and is a must see - it won't be around for long.

Lounge

21' 8" x 14' 5" (6.6m x 4.4m)

Bright, spacious and running the length of this substantial family home with views over the front and patio door access to the rear, this good sized lounge is neutrally decorated and benefits from an electric woodburner effect fire.



Kitchen / Diner

29' 10" x 12' 6" (9.1m x 3.8m)

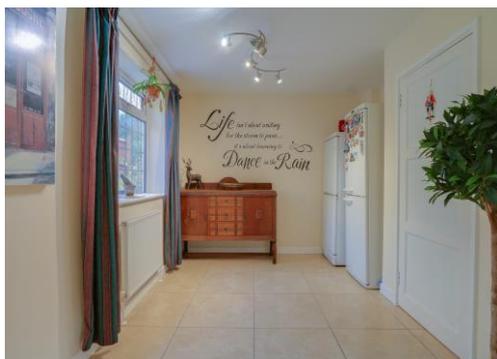
Modern and immaculately presented, this fabulous kitchen offers plenty of storage and work surface space and also offers ample space for a large dining set.



Snug Area

11' 6" x 9' 6" (3.5m x 2.9m)

Located off of the kitchen/diner and overlooking the rear garden, this additional space makes for the perfect snug/play area.



Utility Room

4' 7" x 4' 7" (1.4m x 1.4m)

Located off of the kitchen and offering direct access to the garden via a side door, this handy utility area houses the boiler and offers storage and space for a washing machine.



WC

3' 11" x 3' 3" (1.2m x 1m)

A must have for any family home, the downstairs guest WC benefits from natural light and ventilation from an external window as well as sink and WC.



Master Bedroom

10' 6" x 12' 6" (3.2m x 3.8m)

Like the rest of this fantastic family home, the master bedroom is beautifully presented and offers neutral decor and good natural light. Overlooking the rear of this fabulous family home, the master bedroom is situated in the extended area of this gorgeous property.



En-Suite

5' 7" x 9' 6" (1.7m x 2.9m)

Benefiting from a large shower cubicle, vanity sink with storage and WC, this modern en-suite is in pristine condition and also benefits from natural light and ventilation from an external window.



Bedroom 2

12' 6" x 11' 10" (3.8m x 3.6m)

Bedroom 2 is another large double that is neutrally decorated and benefits from built in wardrobes.



Bedroom 3

12' 6" x 9' 10" (3.8m x 3m)

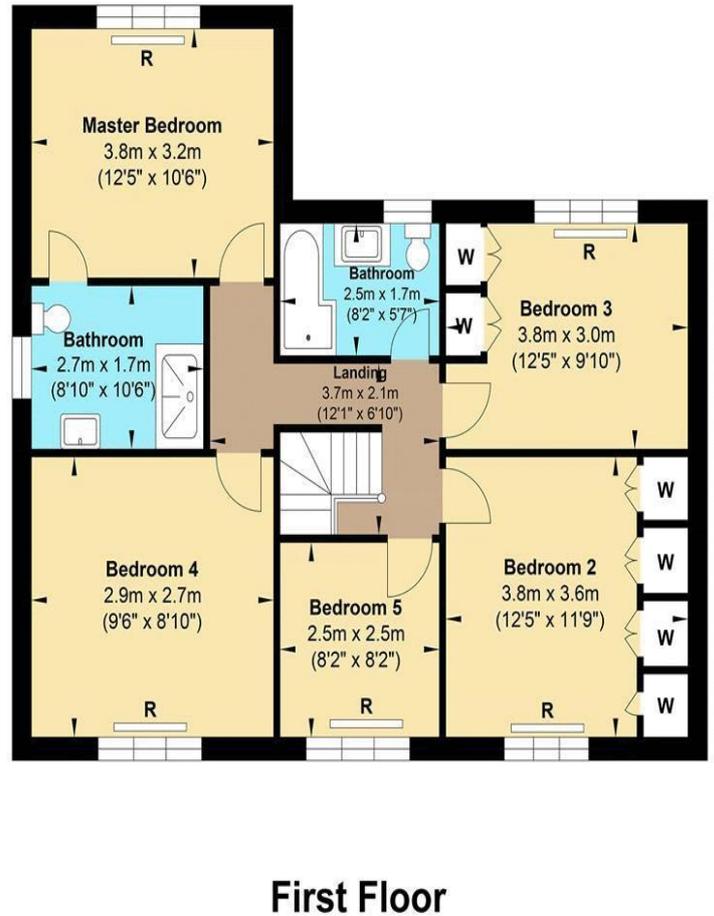
Another good sized double, bedroom 3 overlooks the rear garden of this substantial family home and benefits from modern decor and fitted wardrobes.



Bedroom 4

8' 10" x 9' 6" (2.7m x 2.9m)

Currently used as an office/study, bedroom 4 is located in the extended side of the property and overlooks the front. Neutrally presented and in good condition throughout, this is a good sized bedroom that would accommodate a double bed and expected furniture.



Gross Internal Floor Area : 153.55 m2 ... 1652.79 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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.