SACHA SCOTT
ESTATE & LETTING AGENTS

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Acer Close, Banstead. SM7 1DD
£610,000

Large Corner Plot

Car Barn

Downstairs WC

3 Bedrooms

Modern Kitchen

Generous Throughout

Only 6 Years Old

2 Bathrooms

Good School Catchment

Deceptively Spacious Large Corner Plot**3 Bedrooms**Good School Catchment**

Situated in a quiet cul-de-sac of only 10 properties in our beautiful village of Nork, this fantastic semi-detached family home comes to market in mint condition throughout and with just under 4 years NHBC remaining. Located on a corner plot, this fabulous house benefits from a sizeable rear and side garden as well as a good sized front garden overlooking the car port. Parking for 3 cars is available inside and outside the car port.

Offering a large modern kitchen, guest WC and spacious lounge/diner to the ground floor and 3 good sized bedrooms, one with en-suite, and a huge family bathroom to the first floor, this fantastic property is neutrally presented and in move-in condition throughout. School catchment includes the highly regarded Warren Mead and The Beacon School's and local amenities are within walking distance in both Nork Village and Banstead Village. Banstead train station is a ten minute walk along Nork Way and Nork Park, with its family play areas, football pitches, community centre and cafe, is across the road.

This is a fantastic property in a quiet and well tended cul-de-sac. Early viewing is recommended.

Lounge / Diner

16' 9" x 18' 1" (5.1m x 5.5m)

Overlooking the large rear garden, the large reception room in this fabulous family home is neutrally presented and offers ample space for both lounge and dining areas.

Kitchen / Breakfast Room

10' 6" x 12' 2" (3.2m x 3.7m)

Offering all expected appliances, modern and in good decorative order, this large kitchen also offers enough room for a central breakfast table.

Master Bedroom

14' 5" x 12' 6" (4.4m x 3.8m)

Neutrally presented, this lovely master bedroom is of a very good size and offers two double fitted wardrobes and a generous en-suite bathroom.

Master En-Suite

6' 7" x 4' 11" (2m x 1.5m)

Benefiting from natural light and ventilation from an external window, this modern en-suite offers a double shower enclosure, sink and WC.

Bedroom 2

10' 10" x 11' 2" (3.3m x 3.4m)

Bedroom 2 is another good sized double that is neutrally decorated and benefits from triple fitted wardrobes.

Bedroom 3

9' 6" x 6' 7" (2.9m x 2m)

Bedroom 3 is a generous single, overlooking the rear of this lovely family home and offering ample space for expected bedroom furniture.

Family Bathroom

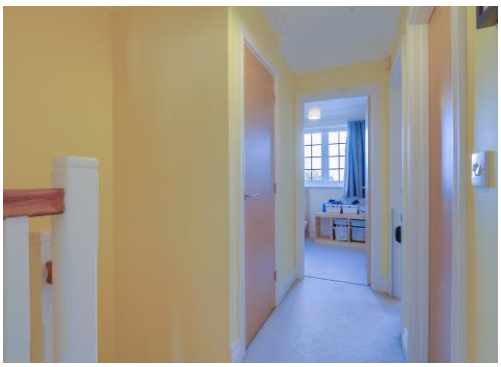
10' 10" x 5' 7" (3.3m x 1.7m)

In mint condition throughout, this spacious family bathroom offers a double shower enclosure, bath, sink and WC.

Landing & Storage

9' 2" x 6' 11" (2.8m x 2.1m)

The hall landing is as generous as the rest of this immaculate family home and has been recently redecorated.



Downstairs WC

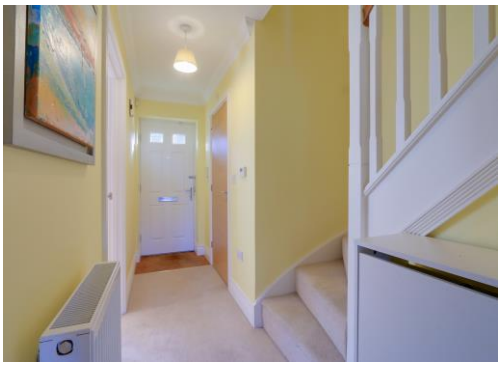
6' 7" x 3' 3" (2m x 1m)

Bright, generous and benefiting from an external window, the downstairs guest cloakfroom benefits from WC and sink and is in good decorative order throughout.

Entrance Hall

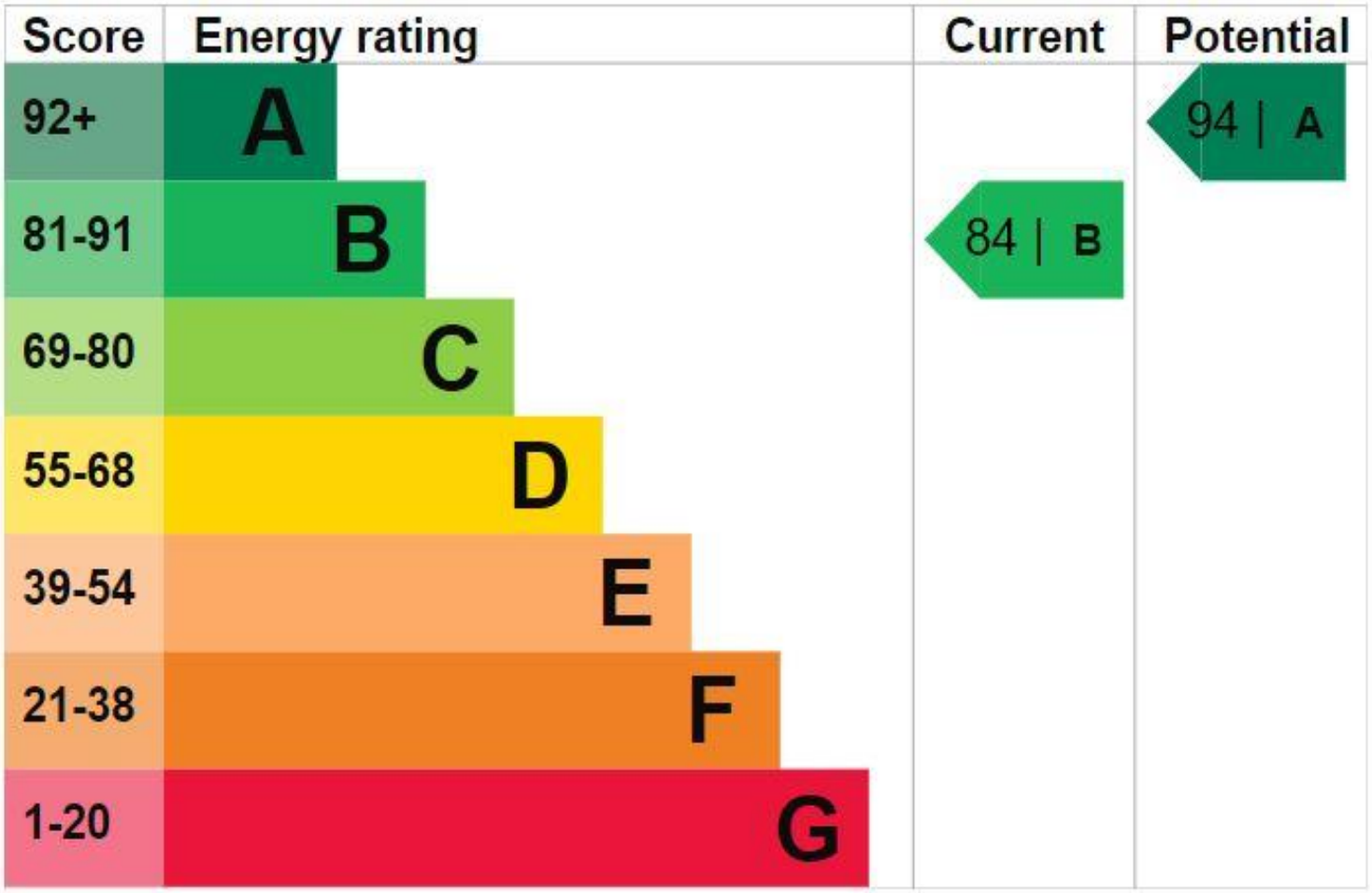
13' 1" x 6' 11" (4m x 2.1m)

Setting the tone from the moment you walk through the door, this lovely entrance hall is bright, spacious and in good decorative order throughout.



Ground Floor **First Floor**

Gross Internal Floor Area : 97.9 m2 ... 1053.78 ft2



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.