



## Burgh Wood, Banstead. SM7 1EW

£800,000

**Substantial Detached Home**

**2 Receptions**

**Large Conservatory**

**3 Good Sized Bedrooms**

**Carriage Driveway**

**105ft South Facing Garden**

**Good Sized Kitchen**

**Downstairs WC**

**Modern Bathroom**



**\*\*Substantial Family Home\*\*Scope to Extend Subject to Usual Permissions\*\*3 Bedrooms\*\*Absolute Must See\*\***

Situated on one of Nork's most prestigious and sought after roads, this fabulous 3 bedroom detached family home comes to market in fantastic condition throughout whilst also offering the lucky buyer the opportunity to extend subject to usual planning permissions and conditions.

Downstairs offers 2 large reception rooms, a good sized kitchen, separate utility, guest WC and a large conservatory that runs the width of the house at the rear. Upstairs there are 3 good sized bedrooms and a modern family bathroom. This lovely family home also benefits from a good sized garage to the side. Out front is a sweeping carriage driveway and to the rear a 105ft south facing mature garden in fabulous condition throughout. Located a short walk from Banstead High Street and within walking distance of Nork Village and Banstead trains, this property also benefits from school catchment to all 3 of the local schools (Warren Mead, Banstead and The Beacon), all within walking distance.

This is an exceptional property in a fantastic location. It will go fast, book your viewing now.

### Reception Room

**17' 9" x 11' 10" (5.4m x 3.6m)**

Immaculately and neutrally presented, this good sized lounge is dual aspect, offering natural light and views from the front of the property as well as direct access to the conservatory via patio doors to the rear.



### Dining Room

**10' 10" x 15' 5" (3.3m x 4.7m)**

Another good sized reception, the dining room also gives direct access to the substantial conservatory and is again in neutral, good decorative order throughout.



### Conservatory

**14' 9" x 25' 11" (4.5m x 7.9m)**

Spanning the width of this fabulous family home, the conservatory is in good condition and is a fantastic addition that opens up the rear of the family home onto the beautiful garden. Offering flexibility for play and relaxation this is a really handy addition to this superb family home.



### **Kitchen**

**12' 2" x 13' 1" (3.7m x 4m)**

Offering plenty of storage, work surface space and room for all expected appliances, this lovely cottage style kitchen is deceptively spacious and in good condition throughout.



### **Utility Room**

**7' 10" x 4' 11" (2.4m x 1.5m)**

Located to the side of the property and accessed via the kitchen, this handy addition offers room for a washing machine and tumble dryer and benefits from a sink and plenty of storage space. There is also direct access to the rear garden for those muddy shoes in winter and washing runs to the line when the sun is shining.



### **Master Bedroom**

**11' 2" x 15' 5" (3.4m x 4.7m)**

Overlooking the rear garden, this fabulously large master bedroom is neutrally decorated and in good condition throughout.



### **Bedroom 2**

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

Bedroom 2 is another good sized double that also overlooks the rear and has modern decor and, like the master bedroom, benefits from good natural light.



### **Bedroom 3**

**6' 7" x 12' 2" (2m x 3.7m)**

Bedroom 3 overlooks the front of the property and is a large single that is in good decorative order throughout.



### Family Bathroom

11' 10" x 6' 7" (3.6m x 2m)

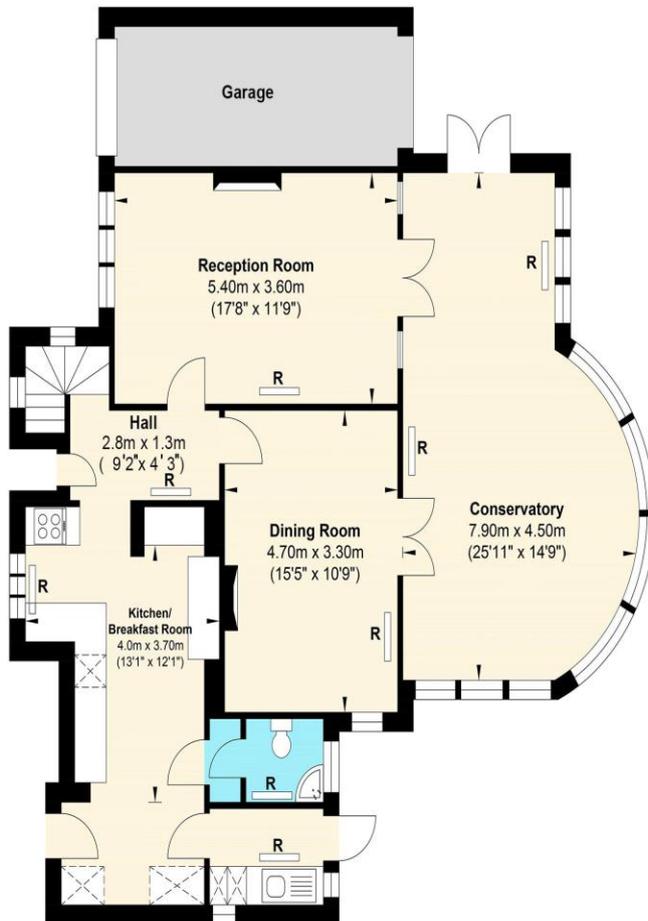
Part-tiled and in good decorative condition, the family bathroom is situated at the front of the property and features a modern bath, sink and WC.



### Landing Area

11' 10" x 11' 6" (3.6m x 3.5m)

The landing area of this substantial family is spacious and in good decorative order.



Ground Floor

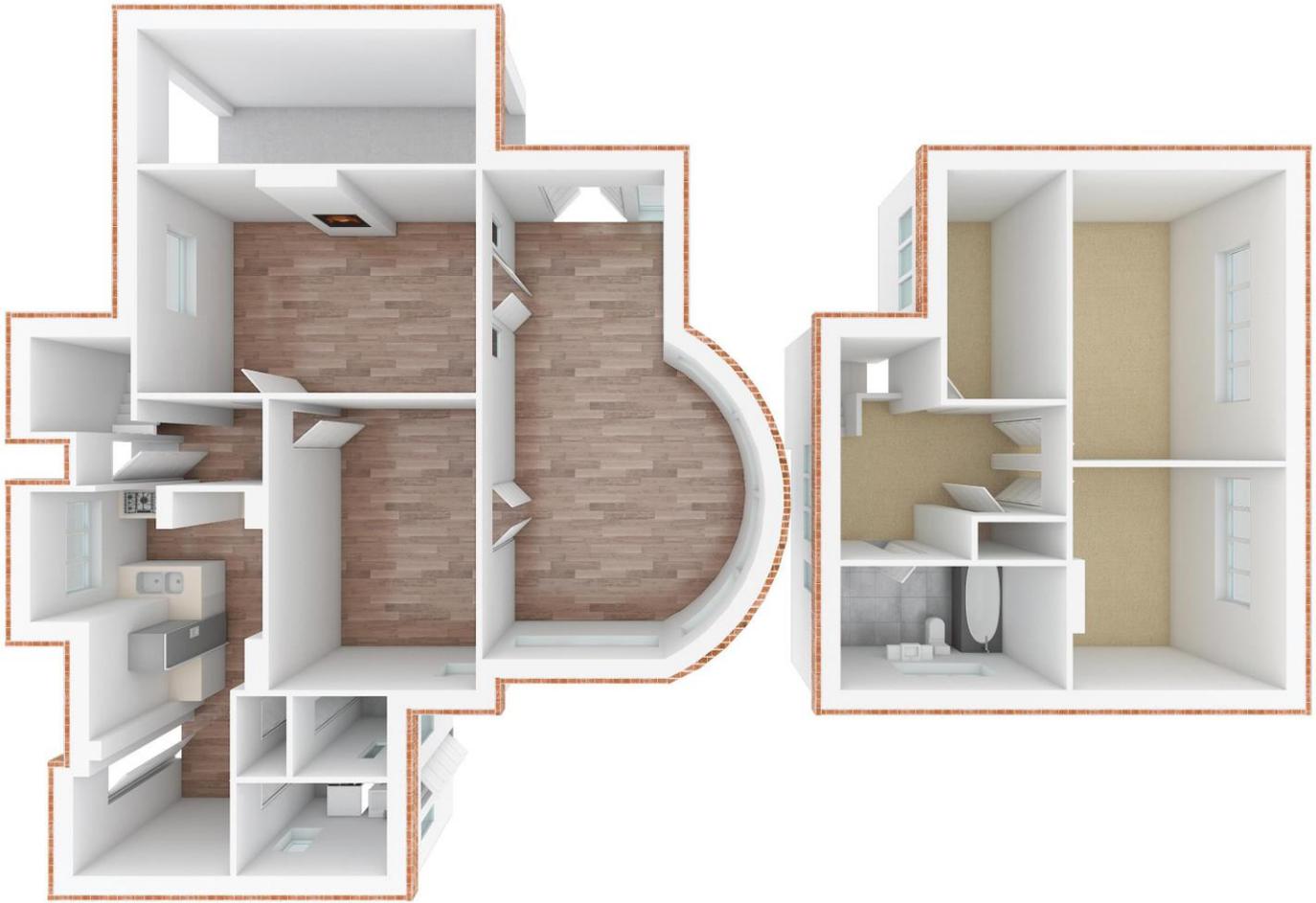


First Floor



Gross Internal Floor Area : 152.36 m2 ... 1640 ft2 Excluding Garage

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.