



**Nork Gardens, Banstead. SM7 1NZ**  
**£750,000**

**5 Bedrooms**

**3 Bathrooms**

**2 Kitchens**

**3 Receptions**

**Large Private Driveway**

**Conservatory**

**West Facing Garden**

**Ground Floor Accommodation**

**Quiet Cul-de-Sac**



**\*\*Absolute Must See\*\* 5 Bedrooms\*\*Ground Floor Accommodation\*\*Flexible Property\*\***

This fantastic property is one to see if you are looking for a flexible accommodation that offers ample square footage to organise it to your own family's needs. Currently arranged to allow for a separate ground floor accommodation that includes a lounge, bedroom, en-suite and kitchenette, this spacious property also goes on to offer two reception rooms, a kitchen, bathroom and a conservatory to the ground floor and 4 good sized bedrooms and a family bathroom to the first floor.

With a substantial driveway to the front and a large westerly facing garden to the rear, this is a good sized plot tucked away in a private corner of this quiet cul-de-sac which is situated a few short steps away from Nork Village and its array of amenities that include restaurants, a post office, general convenience stores and hairdressers. Banstead Rail is less than 5 minutes walk from door to door. School catchment should include The Beacon, Banstead and Warren Mead Schools.

This is a fantastic property in an ideal location. Book your viewing now to avoid disappointment.

### Reception Room

**21' 8" x 11' 10" (6.6m x 3.6m)**

Spanning the length of this fantastic property, this bright lounge is dual aspect with natural light coming in both from the front and rear of this substantial family home. Offering direct access to the garden and leading onto a dining area with kitchen access, this is a good sized lounge for entertaining family and friends.



### Dining Room

**10' 2" x 7' 7" (3.1m x 2.3m)**

Situated between the kitchen and lounge area and also offering access to the gorgeous conservatory, this is a good sized dining room that is neutrally presented throughout.



### Kitchen

**10' 2" x 12' 2" (3.1m x 3.7m)**

Overlooking the rear garden, this good sized kitchen offers plenty of work surface and storage space and is in good condition throughout.



### Conservatory

It's hard to not want to snuggle down and read a book when you step into this gorgeous conservatory. Taking in views of the entire garden, this is a large conservatory that is accessed via the dining room and gives access to the garden via a patio door.



### Master Bedroom

**16' 5" x 10' 10" (5m x 3.3m)**

Benefiting from fantastic natural light from two sides of the house, fitted wardrobes and ample space for additional furniture, this large master bedroom is neutrally presented and is in good decorative order throughout.



### Bedroom 2

**16' 5" x 10' 10" (5m x 3.3m)**

Bedroom 2 is another large double bedroom that offers ample space for a large double bed and additional substantial bedroom furniture.



### Bedroom 3

**12' 6" x 11' 2" (3.8m x 3.4m)**

Bedroom 3 benefits from fitted wardrobes and is again a very good sized double bedroom with ample space for expected furniture.



### Bedroom 4

**9' 2" x 8' 10" (2.8m x 2.7m)**

Bedroom 4 is a large single/small double that is currently used as a home office and overlooks the front of this fantastic family home.



### Family Bathroom

5' 7" x 7' 7" (1.7m x 2.3m)

This large family bathroom is in good order throughout and offers a WC, sink, bidet and shower over bath.



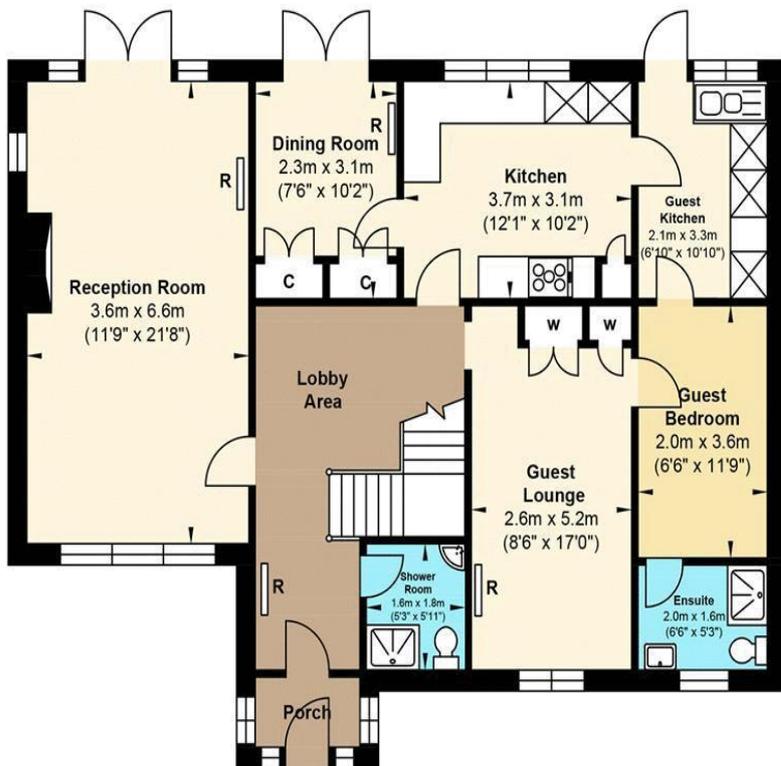
### Landing Area

10' 6" x 11' 2" (3.2m x 3.4m)

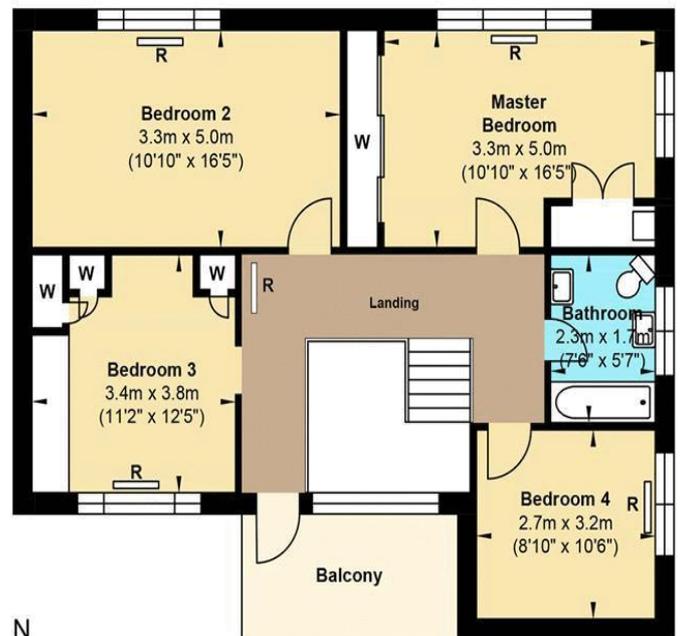
A fabulous space in what is a fantastic family home, the first floor landing area benefits from much natural light and access to a fabulous balcony overlooking the front of this substantial family home.



Garden  
21.94m x (72'0")



Ground Floor



First Floor

Gross Internal Floor Area : 167.89 m2 ... 1807.15 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.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### 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.