



NORK WAY, BANSTEAD, SURREY, SM7

GUIDE PRICE **£950,000** TO **£1,000,000**

FREEHOLD

Winkworth





NORK WAY

BANSTEAD, SURREY, SM7

AN ATTRACTIVE AND WELL PRESENTED FOUR BEDROOM FAMILY HOME WITH A TRULY FABULOUS GARDEN.

Offered to the market for the first time since 1924, this extended four bedroom detached house is located in one of Nork's premier roads. Well-regarded schools, local shops and amenities, good transport links and the green open spaces of Nork Park are close by.

Banstead High Street offers a more comprehensive selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food.



NORK WAY BANSTEAD, SURREY, SM7

This attractive house has been owned and lovingly maintained by the same family for over 100 years.

Deceptively spacious, the house has previously been extended to the rear and the ground floor comprises; entrance hall, double aspect living room with bay window to the front and sliding patio doors to the rear, large kitchen/breakfast room with a fitted kitchen area with ample cupboard and worktop space, some integrated appliances and an island, an adjacent garden room with a door to the garden, a useful utility room, a separate dining room, and a downstairs shower room.

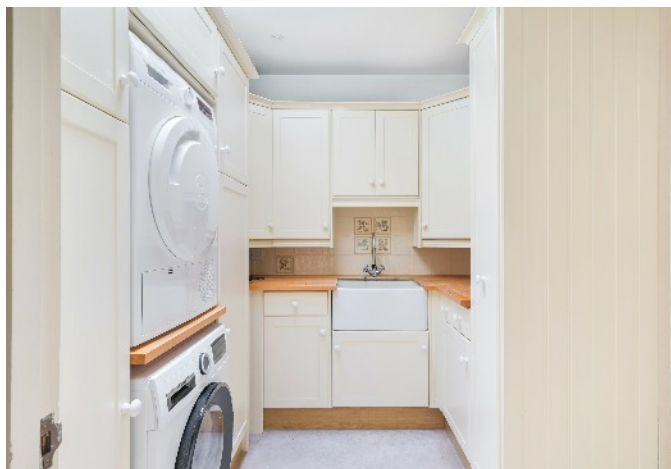
The upstairs provides three double bedrooms which all have fitted wardrobes, a family sized bathroom incorporating a bath and separate walk-in shower, a WC, and a fourth bedroom which is currently used as a study.

Outside, the generous block paved front driveway allows parking for several cars, as well as access to the garage. A small front lawn is complimented by well stocked shrub borders.

The impressive rear garden is an absolute delight. Approximately 235 feet in length and framed by mature trees and hedge borders, this beautifully maintained secluded garden has a long lawned area, and a good sized patio ideal for entertaining.

All in all this detached house with its' fabulous garden makes an ideal family home. The property still offers scope for further extension subject to the usual consents.

The area is also surrounded by some of Surrey's finest open green belt countryside, where fine walks and outdoor sporting pursuits can be enjoyed.

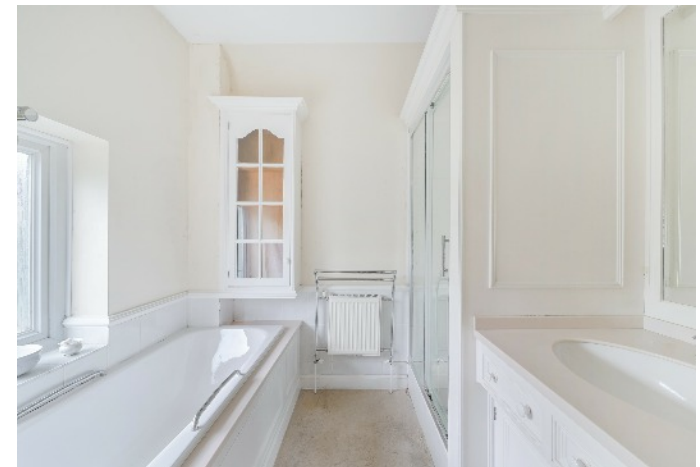


BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

AT A GLANCE...

- Entrance Hall
- Kitchen/Breakfast Room - 19'6" x 17'1" (5.95m x 5.20m)
- Living Room - 26'7" x 11'4" (8.11m x 3.45m)
- Dining Room - 17'8" x 11'2" (5.38m x 3.41m)
- Garden Room - 10'8" x 8'1" (3.25m x 2.46m)
- Utility Room - 8'1" x 7'7" (2.46m x 2.30m)
- Downstairs Shower Room
- Bedroom 1 - 12'6" x 11'2" (3.81m x 3.41m)
- Bedroom 2 - 12'8" x 11'0" (3.86m x 3.35m)
- Bedroom 3 - 15'1" x 9'7" (4.59m x 2.91m)
- Bedroom 4 - 10'9" x 9'0" (3.06m x 2.75m)
- Family Bathroom
- Separate WC
- Garage - 18'7" x 7'11" (5.67m x 2.42m)
- Rear Garden - 235' (71.63m) approximately
- Council Tax Band - G





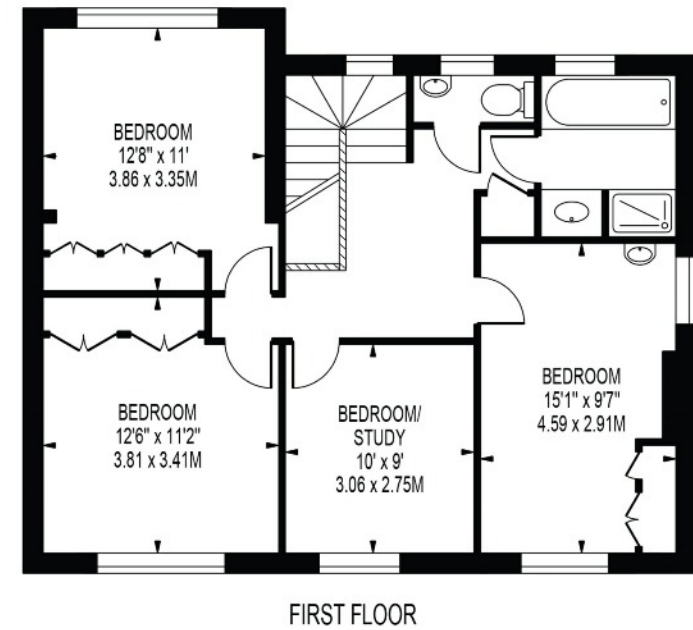
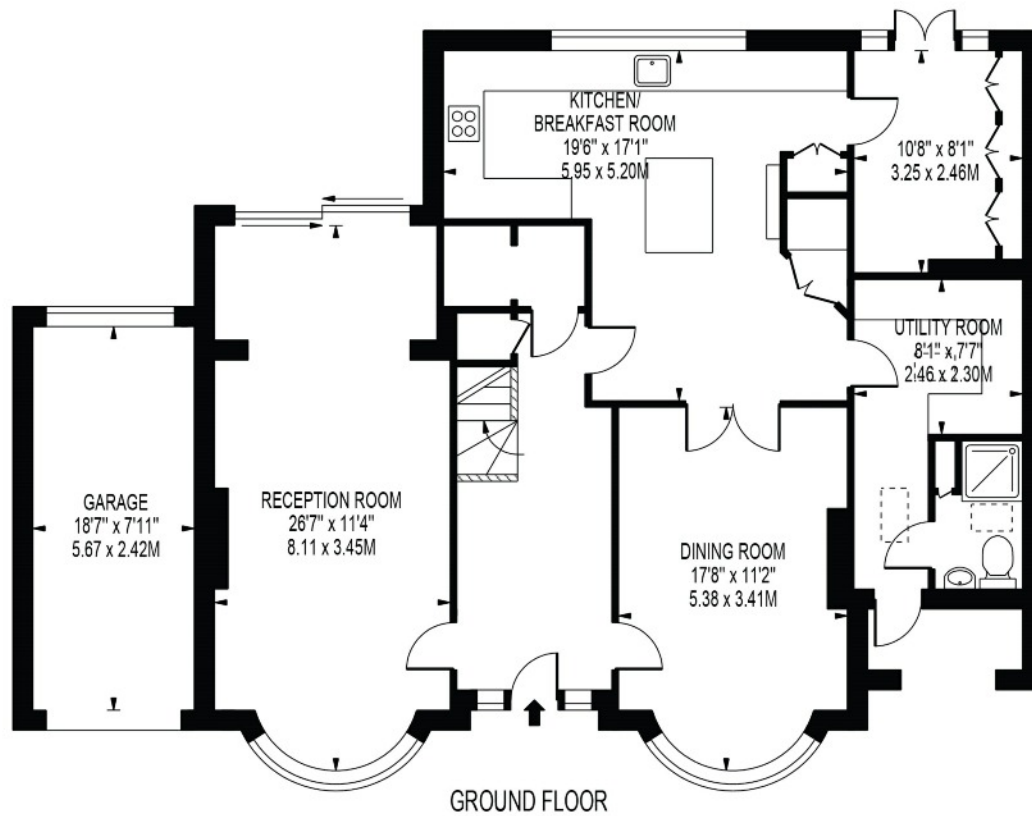
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

NORK WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1889 SQ FT - 175.49 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 148 SQ FT - 13.72 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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Banstead office

100 High Street, Banstead, SM7 2NN
01737 362 362 | banstead@winkworth.co.uk

winkworth.co.uk/banstead

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for every step...