



**Nork Way, Banstead. SM7 1HN**  
**Guide Price £950,000**

**Large Detached Family Home**

**5 Bedrooms**

**3 Receptions**

**Office**

**Utility**

**Kitchen/Diner**

**2 Downstairs WC's**

**2 En-Suites**

**Sought After Schools**



**\*\*Outstanding Family Home in Premier Location\*\*5 Bedrooms\*\*Be Quick or You'll Miss It\*\***

Stop right here - they don't come along like this often! Deceptively spacious, this stunning family home comes to market in great condition throughout, in a highly sought after location that benefits from desirable school catchment for Warren Mead and The Beacon Schools whilst also being in walking distance to the much loved Nork Village and Banstead Train Station with trains to London Victoria taking only 40 minutes - with a seat!

Occupying a substantial corner plot, this 5 bedroom property has everything you need for thriving family life. Offering 3 receptions, an office, kitchen/diner, utility, integral garage and not one but two WC's to the ground floor this fabulous house can be configured in a way that suits you and your family perfectly. Upstairs there are 5 bedrooms, all of which are of a good size, two with en-suites and a large family bathroom. Out front there is a good sized carriage driveway and to the rear a sunny, private 100 ft garden. There is also a further garage/shed at the rear.

This truly is an exceptional property in a superb location, come see it quick before it goes!

### **Living Room**

**22' 4" x 16' 9" (6.8m x 5.1m)**

Overlooking and offering patio door access to the substantial and private rear garden, this fabulous lounge is bright, neutrally decorated and in immaculate condition throughout.



### **Playroom**

**14' 9" x 13' 9" (4.5m x 4.2m)**

A must have in any family home, this playroom/additional reception can be accessed from the kitchen or utility and also offers access to the home office. Large and bright, it's the perfect additional room for play, TV room or office, depending entirely on what you need it to be.



### **Reception / Diner**

**16' 1" x 13' 5" (4.9m x 4.1m)**

Overlooking the front of this substantial family home, this 3rd reception is currently used as a formal dining room. Large bright and benefiting from a gorgeous view of the large front garden, this is a lovely room for entertaining family and friends.



### **Kitchen / Breakfast Room**

**11' 10" x 10' 2" (3.6m x 3.1m)**

Modern, bright and in pristine condition, this stunning kitchen benefits from a breakfast bar, modern white units and plenty of work surface space and also benefits from an additional dining area.



### **Dining Room**

**10' 10" x 13' 1" (3.3m x 4m)**

Adjoining the kitchen and living room, this fantastic space situated just off of the kitchen makes for the perfect area to set up family/informal dining.



### **Utility**

**7' 3" x 9' 10" (2.2m x 3m)**

Adjoining the kitchen, the utility room offers access to the garden and also gives way to a second guest WC and the playroom/additional reception room.



### **Master Bedroom**

**12' 10" x 13' 5" (3.9m x 4.1m)**

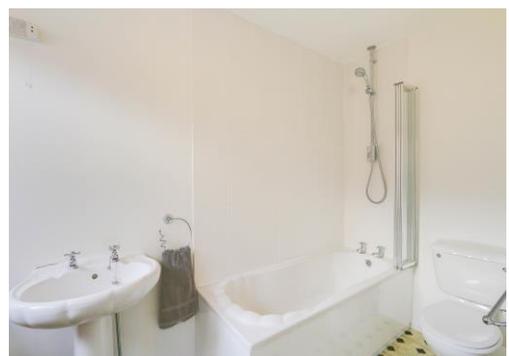
Large and sumptuous the master bedroom overlooks the front of this gorgeous family home and benefits from fitted wardrobes and an en-suite bathroom.



### **Master En-Suite**

**4' 11" x 10' 6" (1.5m x 3.2m)**

Neutrally presented and in good condition throughout, the master en suite benefits from a full size bath with shower over top, sink and WC.



### Bedroom 2

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

Another good sized double, bedroom 2 overlooks the rear of the property and benefits from an en suite shower room.



### Bedroom 2 En-Suite

6' 3" x 7' 10" (1.9m x 2.4m)



**Total area : approx. 252 sq. meters (2712 sq. feet)**

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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	68	68	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &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.