



Family home backing Nork Park

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Beacon Way Banstead SM7 1EA

Banstead Village is just over a mile away
London by rail 40 minutes from Banstead
or change at Sutton 25 minutes
M25 (Junction 8) 5 miles

All times and distances are approximate

An extended 1930's four bedroom detached house offering bright and spacious accommodation in one of the most sought-after avenues in the Nork area of Banstead and directly backing Nork Park.

- | Hallway
- | Sitting Room
- | Dining Room
- | Kitchen - Breakfast Room
- | Utility Room
- | Office
- | Downstairs Shower Room
- | Conservatory Four Bedrooms
- | Family Bathroom
- | Annex
- | Private West Facing Garden
- | Off Street Parking

Price £950,000



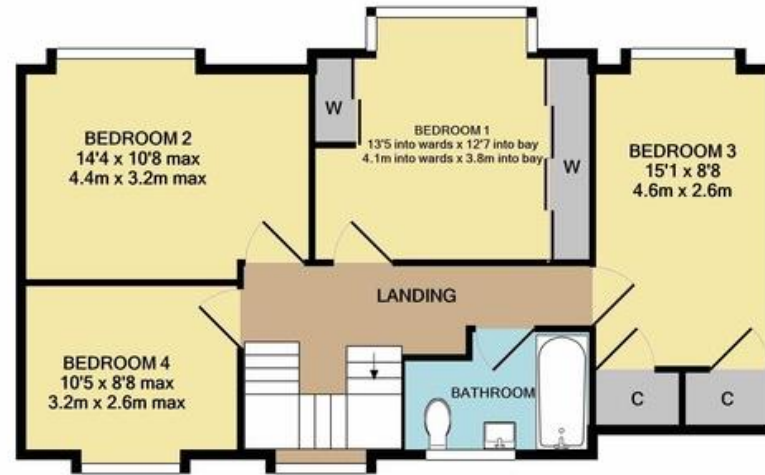
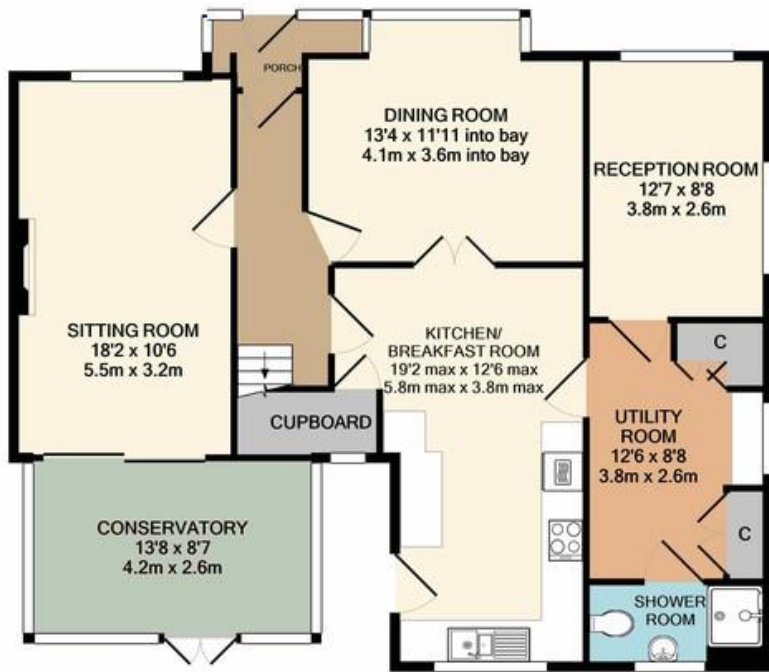


Beacon Way is a desirable Nork road with excellent local schools including Warren Mead Primary and Junior, and the open spaces of Nork Park are within walking distance. There are a selection of local shops and restaurants at Nork Way and further amenities can be found at Banstead Village, only a mile away. Banstead Station is a similar distance with rail services to London and there are bus services to neighbouring towns including Epsom, Sutton and Reigate. The A217 provides access to the M25 at Junction 8 (Reigate Hill).

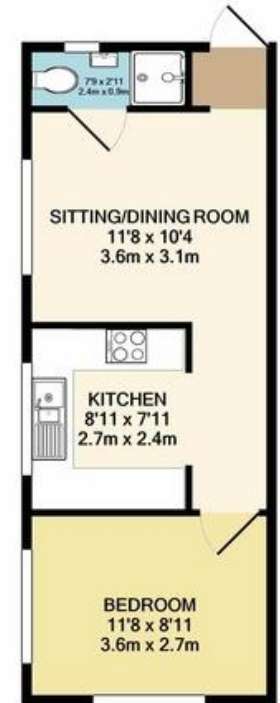
This excellent family house was built in the 1930's and enjoys privacy in its mature plot of just over quarter of an acre, it has a large frontage which gives ample amount of parking with an in and out driveway. The interior is bright and spacious throughout with a wealth of original features and scope for further extension to enhance this well-located family home. The detached annex has a modern interior with the benefit of its own independent access and views over the garden.

Four Generous Bedrooms | Excellent Potential To Extend (STPP) | Spacious Sitting Room With Feature Open Fire | Detached One Bedroom Annex | Downstairs Shower Room | Excellent Storage Throughout | Large West-Facing Garden With Direct Access To Nork Park | Within Close Proximity Of An Array Of Excellent Local Schools | Ample Amount Of Parking To Front | No Onward Chain





TOTAL FLOOR AREA
2049 SQ FT / 190.3 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	77 C
39-54	E		
21-38	F		
1-20	G		

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