



61 Nork Way, Banstead

Guide Price £1,100,000

 **SACHA SCOTT**  
ESTATE & LETTING AGENTS

## Extensively Refurbished and Extended - No Chain - 5 Bedrooms - Good School Catchment and Transport Links

Located within easy reach of Nork Village with its array of shops, amenities and restaurants, this fabulous 5 bed family home comes to market following a full refurbishment and loft extension. Beautifully finished to a high standard throughout, this lovely family home is one to see if you are looking to move to a quiet yet convenient location with good school catchment and transport links.

To the ground floor there is a spacious entrance hall, good sized lounge and a generous kitchen/diner that spans the width of the property at the rear. A laundry cupboard and WC are also available. To the first floor there are 4 good sized bedrooms and a modern family bathroom with shower and bath and to the second floor there is a spacious primary bedroom with en-suite bathroom.

To the front there is parking for two cars and to the rear a good sized garden with patio and lawned areas.

A short walk from Banstead train station and enjoying good bus links, this fantastic family home also usually benefits from school catchment to Warren Mead, Banstead and Beacon Schools, as well as access to several private schools in the area. Open spaces such as Nork Park and Epsom Downs are a short distance away and Banstead Village is a short 5 minute drive away.

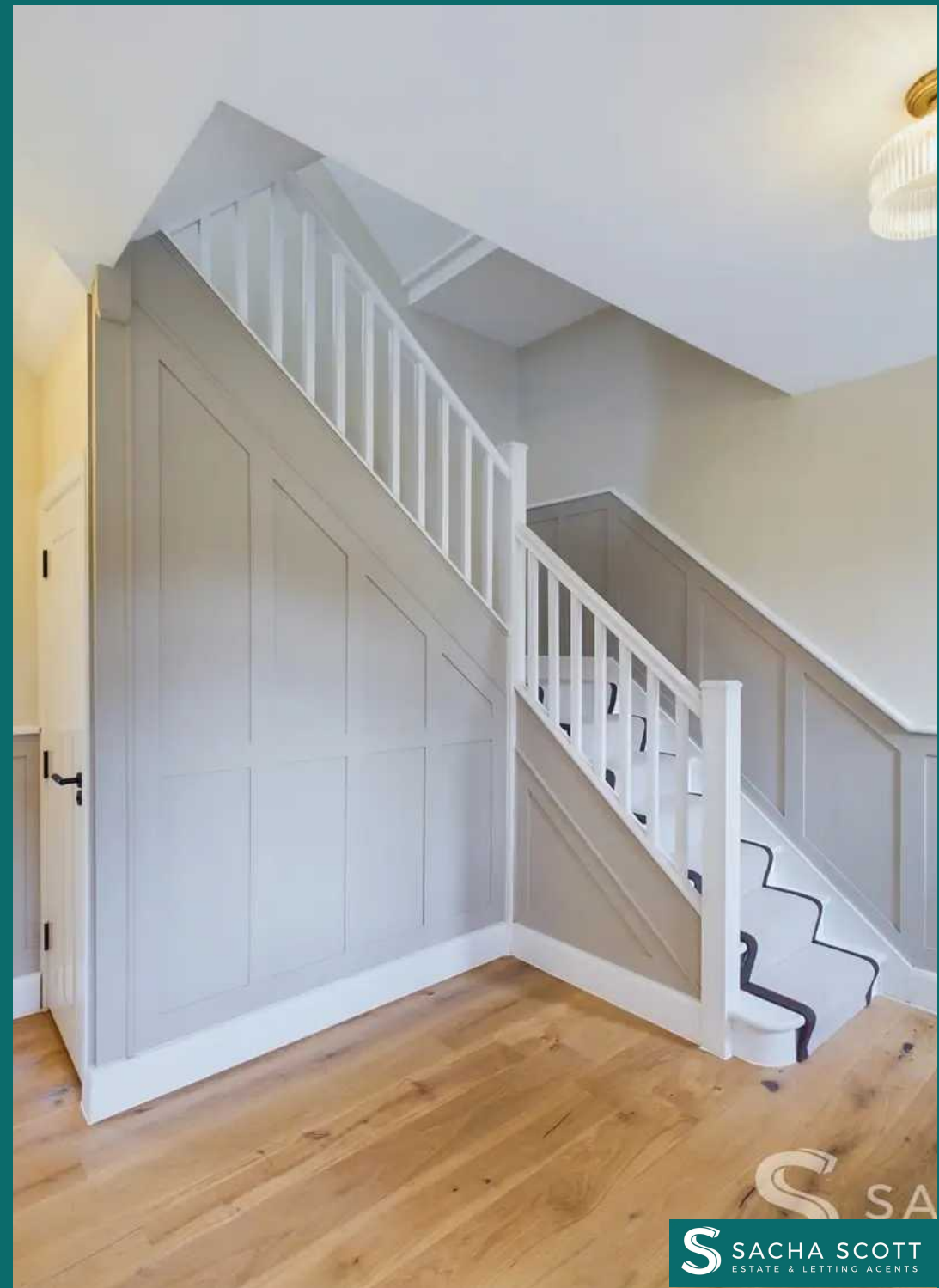
Completely renovated to an exceptionally high standard throughout, this lovely family home is sold with all expected guarantees and warranties for a fully refurbished property and can complete quickly, subject to the conveyancing process. Early viewing is recommended.

EPC TO BE UPDATED Following Refurb - New Rating Awaited

Please note that a planning application has been submitted for 2 x 4 bedroom detached homes to be built on land held at the rear of the property in an area already designated by the developer selling this property. The access to those houses is already installed to the side of this property. The relevant planning reference is 23/02289/F and all available data can be seen on Reigate and Banstead's planning site. Council Tax band: G

Tenure: Freehold

- No Chain
- 5 Bedrooms
- Newly Refurbished



### Living Room

12' 10" x 12' 6" (3.91m x 3.81m)

Offering views over this beautifully refurbished family home, this fabulous lounge benefits from luxury wood flooring, neutral decor and a large bay window.

### Kitchen Area

7' 10" x 17' 2" (2.38m x 5.23m)

Generous and bright, this stunning kitchen / diner offers plenty of work surface and storage space, integrated appliances and views over the rear garden. Neutrally presented, with grey/green cabinetry, this is a stunning room to enjoy entertaining family and friends.

### Dining Area

16' 10" x 10' 9" (5.13m x 3.28m)

Spacious and bright, the dining/lounge area of the open plan kitchen/diner opens up onto a good sized patio via bi-fold doors and benefits from luxury wooden flooring, neutral decor and ample space for both kitchen and lounge areas.

### Primary Bedroom

18' 2" x 12' 4" (5.53m x 3.76m)

This fabulous primary bedroom is located in the newly built loft extension and offers an en-suite bathroom and study/dressing area. Spacious and bright this gorgeous bedroom overlooks the rear of the property and is neutrally presented throughout.

### Study / Dressing Area

8' 4" x 5' 3" (2.55m x 1.60m)

Located off of the primary bedroom, this handy additional space would be an ideal storage/dressing area.

### Primary En-Suite

7' 7" x 6' 9" (2.30m x 2.05m)

Finished to an exceptional standard, this gorgeous en-suite bathroom offers shower over bath, WC, sink and eaves storage.

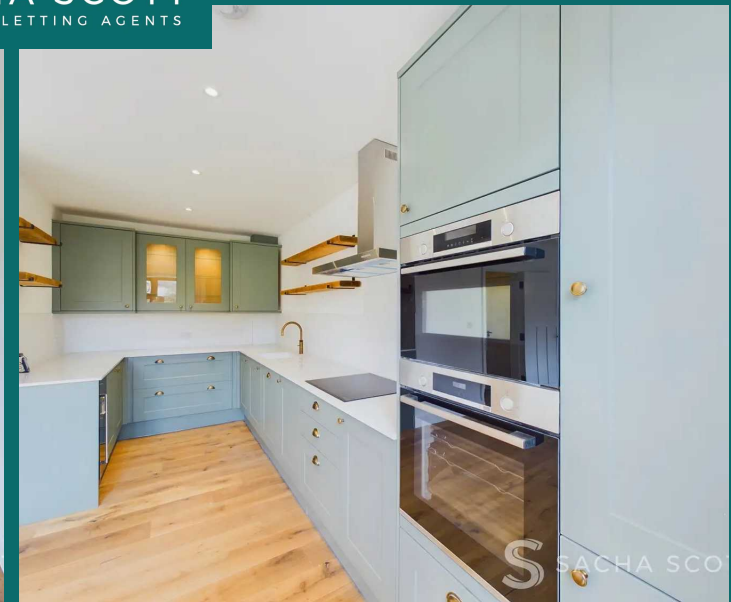
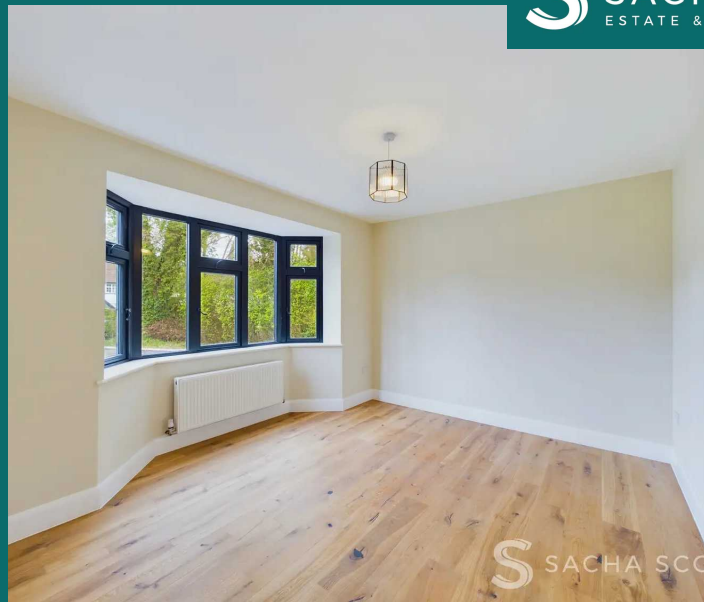
### Bedroom 2

13' 1" x 13' 2" (4.00m x 4.01m)

Located on the first floor, bedroom 1 overlooks the front of



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### Bedroom 2

13' 1" x 13' 2" (4.00m x 4.01m)

Located on the first floor, bedroom 1 overlooks the front of this lovely family home and is a generous double that benefits from a large bay window and neutral carpeting and decor.

### Bedroom 3

13' 0" x 11' 0" (3.95m x 3.35m)

Another good sized double, bedroom 3 overlooks the front of this gorgeous family home and benefits from neutral decor and carpeting.

### Bedroom 4

11' 5" x 8' 11" (3.49m x 2.73m)

Situated at the front of this expertly refurbished property, bedroom 3 is a standard double that, like the rest of this lovely home, benefits from neutral decor and carpeting.

### Bedroom 5

11' 7" x 8' 3" (3.52m x 2.51m)

A generous single, bedroom 5 overlooks the rear garden and benefits from neutral decor and carpeting.

### Family Bathroom

8' 2" x 7' 10" (2.49m x 2.40m)

Presented to an incredibly high standard, the family bathroom offers a bath, separate shower, WC, vanity sink and heated towel rail.

### Landing Area

7' 8" x 8' 10" (2.33m x 2.69m)

Neutrally presented and in pristine condition throughout, this lovely landing area gives a nod to the history of this fabulous family home with replica 1930's doors and black door furnishings.

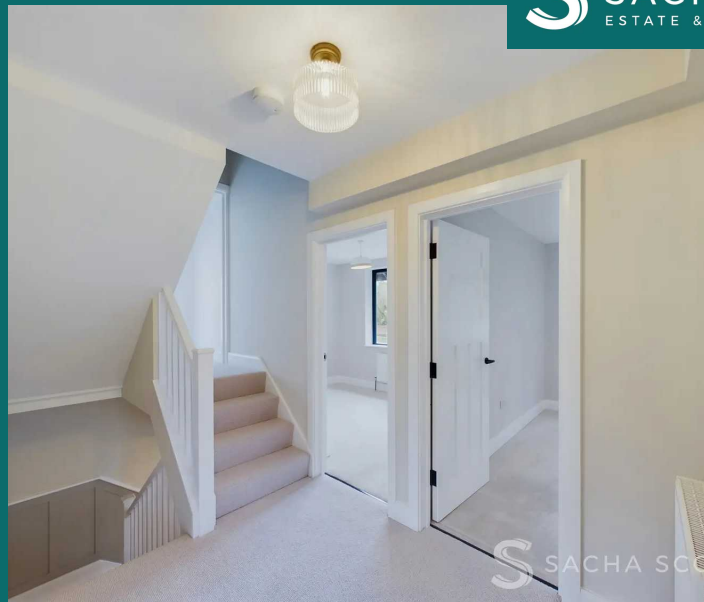
### Downstairs WC

4' 7" x 2' 7" (1.39m x 0.80m)

Cleverly located under the stairs, the guest WC is neutrally decorated and offers a modern sink and WC.



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### **Laundry Cupboard**

3' 3" x 5' 10" (0.98m x 1.77m)

Located off of the main hall, the laundry cupboard allows space for a washing machine, tumble dryer and storage.

### **Entrance Hall**

11' 2" x 12' 5" (3.41m x 3.78m)

A beautiful entrance to a stunning family home, the main entrance hall benefits from luxury wooden flooring, modern panelling and allows space for hall furniture and/or storage.

### **Rear Garden**

66' 12" x 25' 0" (20.42m x 7.62m)

North West facing garden approximately 67ft x 25ft, the garden consists of a large patio area that flows onto a good sized lawn area. The garden is encompassed by new fencing to the left hand side and rear, and part fenced part mature hedge to the right hand side. The garden is accessed by side access to one side and a garden gate the other leading directly onto the patio area, the rear patio area is highlighted with external wall lighting and a garden tap.



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### **OFF STREET**

2 Parking Spaces

The property comes with parking space for approximately 2 vehicles.



Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1664.54 ft<sup>2</sup>

154.64 m<sup>2</sup>

Reduced headroom

105 ft<sup>2</sup>

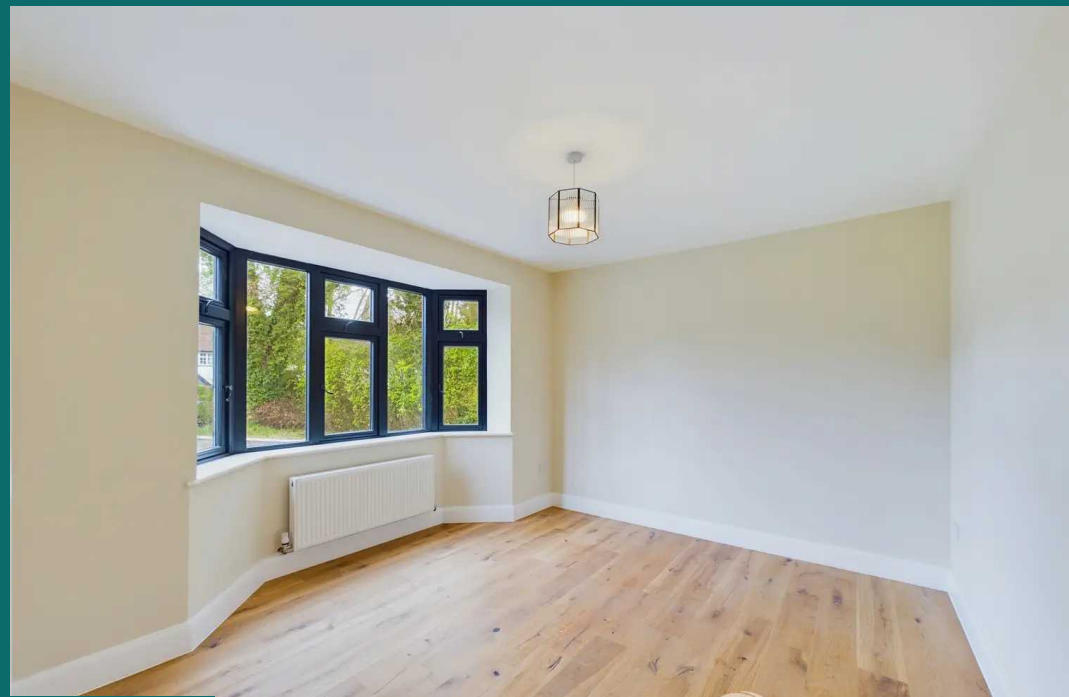
9.76 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

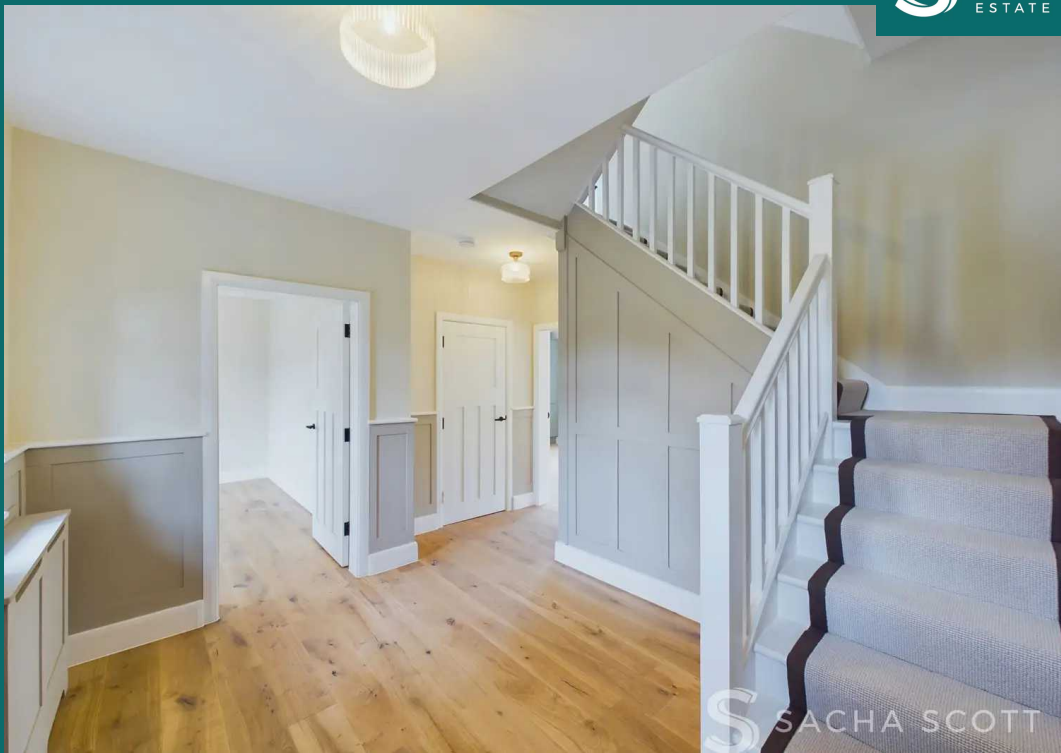
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