



Warren Road,

 **the personal agent**

# £900,000

## Freehold

- Five bedroom detached
- Open plan kitchen/dining area
- Separate Lounge
- Two en-suites
- Two main bathrooms
- Outbuilding with shower room
- Driveway for ample parking
- Vendor suited

The Personal Agent are delighted to bring to the market a real tardis of a home located in the ever popular area of Nork.

The home is positioned within easy reach of Banstead High Street, Train station, as well outstanding local schools.

The home has been renovated over the years to create an abundance of flexible living accommodation, and warrants immediate inspection to fully appreciate the space it has to offer.

Upon entry you are welcomed with the large entrance hallway. Off of this you have two bedrooms either side, one containing an en suite, as well as a second family bathroom.



To the rear of the property you have a stunning open plan living dining area with bi-fold doors onto the garden which has been cleverly extended to create a wonderful family space. Finally on the ground floor there is a separate double length lounge.

Upstairs there is the master bedroom, which contains an en suite and walk in wardrobe, as well as two further double bedrooms and the family bathroom. Outside there is a double length garage, a large cabin which could be used as a self contained annexe, and a large driveway for ample parking to the front of the property.

Warren Road is a very popular residential road that is just a short walk from Warren Mead primary school and close proximity of Banstead railway station which is just a short distance away. If you are travelling further afield the M25 is just a short drive away.

If you are looking to enjoy outside space then Epsom Downs itself is just around the corner as are the wide open spaces of Nork Park. The practicality of the location continues with a number of local convenience stores at the end of nearby Nork Way or if you are wanting more variety the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants is just a couple of miles away, as is the pretty and vibrant Banstead Village.

Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



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