



Geralds Grove,



£725,000

Freehold

- Spacious Detached Home
- Fully refurbished
- Cul De Sac Location
- Garage & Parking
- Private Rear Garden
- 5 Bedrooms
- 2 en-suites
- Family bathroom
- Kitchen/Breakfast Room
- Private dining room

Situated within a highly desirable cul-de-sac in the popular area of Nork, this five bedroom detached family offers an abundance of space and light having benefitted from an extensive refurbishment from the existing owners, and warrants immediate viewing to be fully appreciated

This beautiful home also benefits from being within walking distance of the very popular Warren Mead school, as well as the open space of Nork Park, making it a very sought after location for families.



The entrance hallway benefits from an abundance of light, aided by the fantastic staircase, leading to the private lounge or dining room on the right hand side. The rear of the property has been opened up into a stunning entertaining space, comprising of the kitchen / dining / and another lounge area. The utility room along with shower room and w/c completes the ground floor accommodation.

To the first floor there are three double bedrooms, two with en-suites, along with two smaller bedrooms, completed by the family bathroom.

Outside to the rear of the property there is a decking area, perfectly placed coming straight out of the kitchen area via bi-folding doors, with steps leading up to a grassed area.

Geralds Grove is a very popular and rarely available residential cul-de sac 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







Ground Floor

First Floor

Gerald's Grove, Banstead
 Total Area: 147.9 m² ... 1592 ft² (excluding garage, garden)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(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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