



Burgh Wood,

# £900,000

## Freehold

- Detached
- 4 Double bedrooms
- 2 Bathrooms
- Excellent school catchment
- Good transport links
- Short distance to shops
- Walking distance of parkland
- Freehold

The Personal Agent are thrilled to bring to the market this absolutely stunning four bedroom family home, located in a popular residential street in between Nork and Banstead Village, as well as excellent school catchment.

The home offers an abundance of light throughout, with excellent sized rooms and flexible accommodation for a buyer's needs.

The location is extremely popular with families, as well as being a short journey to Banstead station for commuters into London, so please book your viewing today to avoid disappointment.



Upon entry you are welcomed by a large hallway area, leading to a separate dining / play room, and a large lounge to the right hand side with french doors opening to the garden. To the rear of the ground floor, you have the stunning kitchen dining area, completed by downstairs w/c. To the first floor you are taken aback by the abundance of light from the landing skylight. There are four genuine double bedrooms off of the hallway, including the master bedroom with potential for an en-suite, completed by the family bathroom.

Outside there is a large garden mainly laid to lawn, garage to the side of the property, and ample parking space on the driveway to the front.

**Location:** Located in a highly sought after residential road within Nork the property is ideally situated for easy access to the A217 and Banstead Station. The area is hugely popular with young families due to the close proximity of several excellent schools. Banstead Village offers a pleasant selection of shops and restaurants including a Waitrose and M&S Food.

Nearby Epsom Downs is home to the world famous Derby and is an excellent open space for dog walks and letting the kids burn off some steam. It also offers stunning views over the London skyline.

Freehold.







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