



Characterful family home backing Nork Park

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**53 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 family home offering bright, well-proportioned and versatile accommodation. The property is situated on one of the most sought-after avenues in the Nork area of Banstead and enjoys the rare advantage of directly backing onto Nork Park, providing open views and easy access to green space.

Offers in Excess of £1 million

View by appointment please, exclusively through
Richard Saunders and Company Telephone 01737
363333

banstead@richardsaunders.co.uk



- Hallway ■ Reception room ■ Dining room
- Kitchen-breakfast room ■ Sitting room ■ Downstairs shower room ■ Utility Room
- Garage
- Four bedrooms ■ Family bathroom
- Garage ■ Off-Street Parking ■ Private garden



Set on a highly sought-after, tree-lined road, this spacious four-bedroom detached family home combines a desirable location with excellent potential to reconfigure, extend (STPP), and create a truly bespoke living space tailored to modern family life.

The generously proportioned and versatile accommodation is arranged to offer both comfort and flexibility. Multiple naturally illuminated reception rooms provide ideal spaces for relaxing, entertaining, or working from home, while the large kitchen/breakfast room enjoys wonderful views over the mature, west-facing garden. Backing directly onto the open greenery of Nork Park, the garden offers a private and tranquil outlook.

Upstairs, all four bedrooms are well-sized and enjoy good natural light, served by a fully fitted family bathroom.

The home's layout provides an excellent foundation for buyers wishing to enhance and personalise the interiors to suit their own style. Externally, the property is further complemented by an attached garage and ample off-street parking to the front, adding both practicality and convenience.

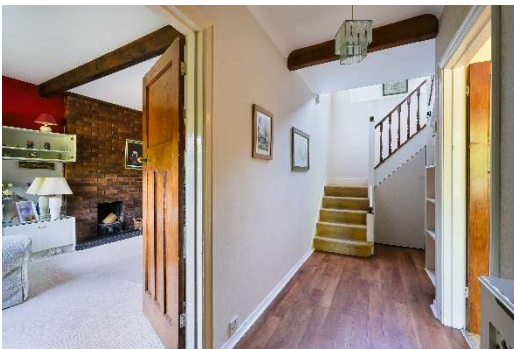
With its combination of generous proportions, a highly regarded setting, and exceptional future potential, this property represents a rare opportunity for families seeking a long-term home in a desirable location. Early viewing is strongly recommended to appreciate all that it has to offer.



Beacon Way is a highly desirable road in Nork, well-regarded for its family-friendly setting and excellent local schools, including Warren Mead Primary and Junior. The open spaces of Nork Park are also just a short walk away, providing plenty of opportunity for outdoor leisure and recreation.

A variety of local shops, cafés, and restaurants can be found on Nork Way, while the wider amenities of Banstead Village are only a mile away, offering a further selection of boutiques, supermarkets, and dining options.

For commuters, Banstead Station is within easy reach and provides regular rail services into London. There are also convenient bus routes to neighbouring towns such as Epsom, Sutton, and Reigate, and the nearby A217 connects directly to the M25 at Junction 8 (Reigate Hill)



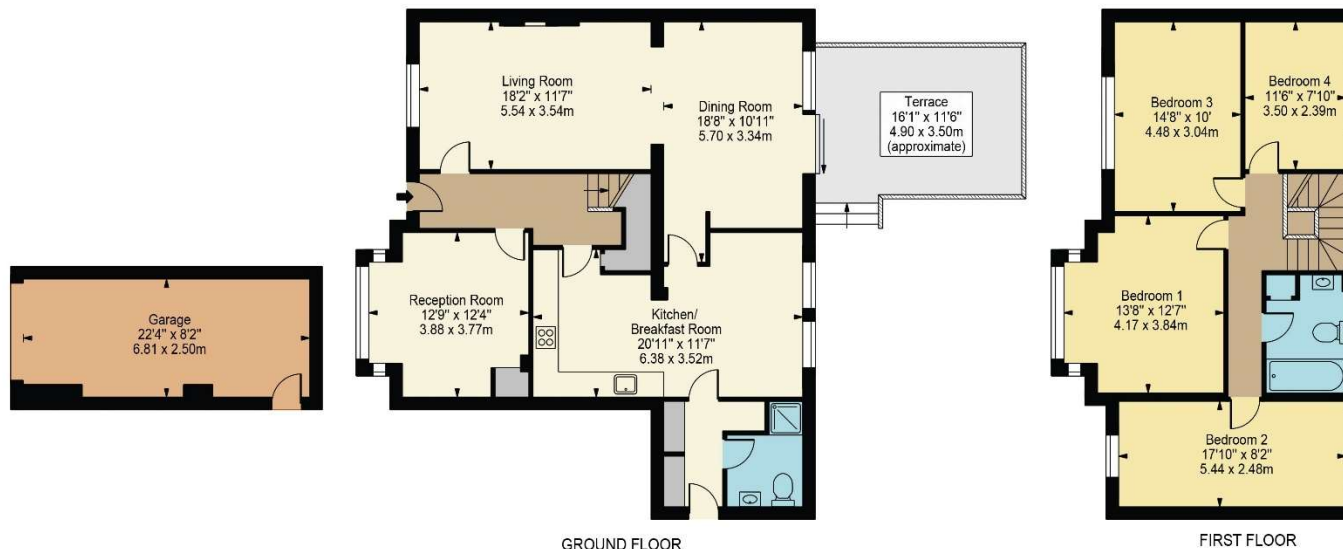
TOTAL FLOOR AREA
1,717 SQ FT / 159.47 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Beacon Way

Approximate Gross Internal Floor Area = 159.47 sq m / 1717 sq ft
 (Excluding Garage)

Approximate Gross Internal area of Garage = 18.62 sq m / 200 sq ft



GROUND FLOOR

FIRST FLOOR

For Illustration Purposes Only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

The many features of this fine home include:

- Backing directly onto Nork Park
- Four well proportioned bedrooms
- Mature westly facing garden
- No onward chain
- Downstairs shower room
- A wealth of original features
- Excellent potential to reconfigure and extend (STPP)
- Within Close Proximity Of An Array Of Excellent Local Schools
- Ample amount of off street parking
- Naturally illuminated dining room with sliding doors leading to a raised patio area

Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: G
 All mains services

To the best of our knowledge on production of this brochure

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