



Attractive chalet bungalow with tremendous potential

exclusive to

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## Banstead SM7

London 16 miles  
Banstead Village 1 mile Epsom 3 miles  
Banstead Station to London Victoria: 40 minutes  
Faster rail services at Epsom Station  
M25 at Reigate 5 miles A3 at Tolworth 5 miles  
*All times and distances are approximate*

This attractive detached chalet bungalow has the benefit of a quiet, cul-de-sac location on the popular Nork area of Banstead within easy access of transport, shopping and schools.

Available with no onward chain, the property has tremendous potential for conversion of the loft rooms, subject to consents.

**Price £845,000**

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

[banstead@richardsaunders.co.uk](mailto:banstead@richardsaunders.co.uk)



- Entrance Hall ■ Sitting Room open plan to Dining Room
- Kitchen – Breakfast Room
- 3 Bedrooms ■ Ensuite Shower/Wet Room ■ Family Bathroom
- Loft Room with potential to create additional Bedroom(s)
- Garage ■ Around 50' Frontage and some 55' x 50' Rear Garden



The detached chalet style bungalows in this close are well spaced, having been designed and built in the 1960's. Our client's home has a broad frontage to the close and has plenty of off-road parking available in addition to a large garage. The rear garden is secluded, enjoying a Southerly aspect, with a 'sun trap' patio to the side.

The interior has a spacious feel, the entrance hall leading you into a large, open plan sitting – dining room which is double aspect and has sliding doors to the gardens. The kitchen is fitted with oak 'Shaker' style cabinets with integrated appliances and there's space for a breakfast table too.

There are three double bedrooms on the ground floor, the principal bedroom having an ensuite 'wetroom' shower and there's a family bathroom as well. Currently accessed by a pull-down ladder, the extensive loft room and eaves storage already have a dormer window and offer tremendous potential for a further bedroom suite or bedrooms, subject to consent.

Well maintained and improved, this attractive home is now available with no onward chain.





Situated in this cul-de-sac location, the property is ideally placed to enjoy privacy and tranquillity, whilst also being convenient for a wide range of amenities.

This location is within a short walk of local shopping at either Nork Way or the Drift Bridge, whilst Banstead Village and Epsom town centre have more extensive shopping including supermarkets. There is also a great choice of local schooling including the popular Warren Mead Junior School.

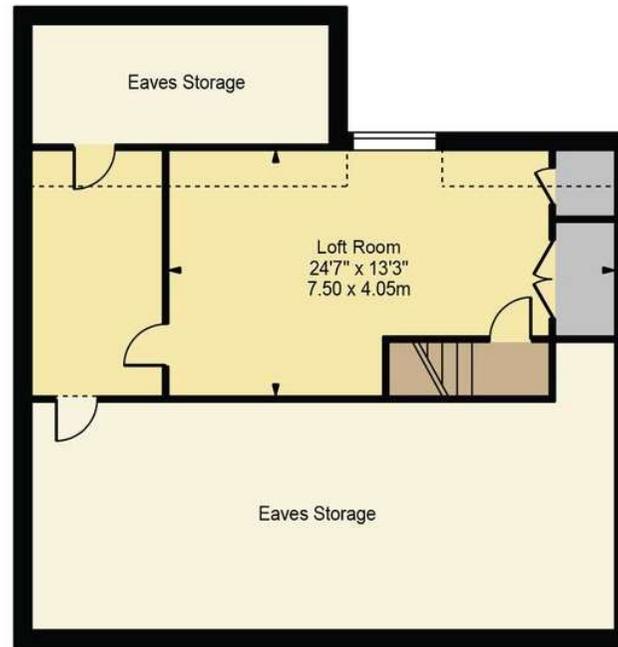
There is excellent accessibility with Banstead Station within walking distance, and Epsom Station is within a short drive and offering fast services into London. The A3 arterial road to London is accessed within a few minutes and the M25 can be joined at either Reigate (J8) or Leatherhead (J9) bringing both Gatwick and Heathrow airports, the Channel Tunnel and coastal ports within easy reach.

This location is close to the open spaces of Nork park and Banstead Downs, as well as Epsom Downs with its World-famous Derby Racecourse, giving many places to enjoy nature, walk, run or cycle. There are many venues for sport and leisure nearby including both Cuddington and Banstead Downs golf clubs, the RAC Woodcote Park Country Club, many pubs, restaurants, cinema and theatre.





**TOTAL FLOOR AREA**  
**1,908 SQ FT / 177.23 SQ M**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold  
 Local Authority: Reigate and Banstead B C  
 Council Tax Band: F  
 Broadband: Full Fibre Broadband  
 Services: All mains services are connected  
 To the best of our knowledge on production of this brochure

**The many features of this fine home include:**

- Tranquil cul-de-sac location, close to amenities
- Large sitting-dining room with classical style fireplace
- Bright kitchen-breakfast room with oak Shaker cabinets
- Three double bedrooms, one with wetroom ensuite
- Potential to create further bedroom(s) without extension
- Mainly paved frontage providing ample parking
- Lovely, secluded gardens with Southerly aspect
- Large double garage, space to extend behind
- Gas central heating and replacement double glazing
- Available with no onward chain



**IMPORTANT NOTICE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

