



**Nork Way**  
**Banstead - Offers Over £615,000**

**Johnson's**  
Independent Property Agents

*Local people. Local knowledge.*



## the property



### Nork Way Banstead

Offers Over £615,000


- Three Double Bedrooms
- Hallway with storage closet, Cloakroom with a basin unit, Toilet and under floor heating
- Family room with feature coal gas fire, french doors to the conservatory over looking the rear garden.
- Modern Fitted Kitchen including a Rangemaster 5 burner gas top, grill and two oven cooker.
- Extended Family Bathroom to include a Full Bath and a separate walk in shower unit.
- Fully Double Glazed Windows and Doors with upgraded PVC guttering, soffits & fascias
- Side Access through Archway to rear gated good size rear gardens with a stone paved patio area and side storage buildings including electric power.
- A bespoke built fully Powered with Internet Summerhouse/ Home Office and a attached garden storage room, completed in 2022.
- Block paved Drive Way for Multiple Cars

**\*\*OPEN DAY SATURDAY 29TH JUNE 2024 BY APPOINTMENT ONLY\*\***  
Johnson's Independent Property Agents are pleased to offer to the market this well presented, 3 bedroom, mid terrace home that has been tastefully modernised and decorated throughout by the current owners to give the home a clean, smart and cosy, modern feel. This property is located in the highly sought-after area opposite Nork Park and a short walk from local shops and restaurants in Nork Way . Banstead and Epsom Downs train stations offers regular mainline railway services direct to London Victoria. Viewing is highly recommended to appreciate the opportunity and space this property provides.

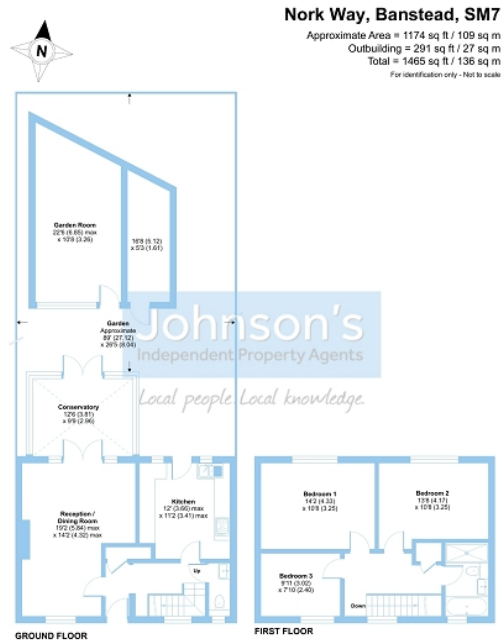
**\*\*OPEN DAY SATURDAY 29TH JUNE 2024 by appointment only \*\*** Contact Johnson's Independent Property Agents - Epsom Downs Branch to secure a viewing on the open day or a preview should you be unable to attend on the open day.

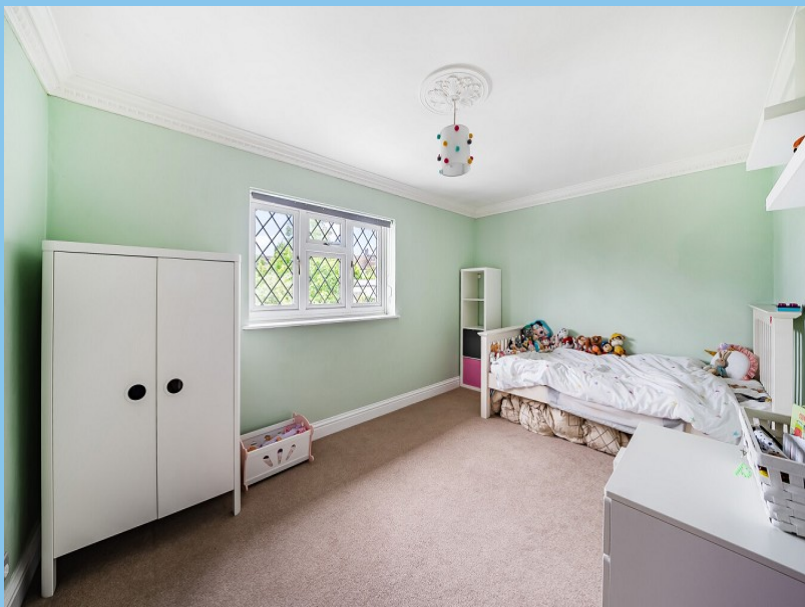


How energy efficient is the property?

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		82
69-80	<b>C</b>		
55-68	<b>D</b>	58	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

the layout





## the local area



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