



PARTRIDGE MEAD, BANSTEAD, SURREY, SM7

£599,950

FREEHOLD

Winkworth





PARTRIDGE MEAD

BANSTEAD, SURREY, SM7

THIS DELIGHTFUL BUNGALOW HAS BEEN REFURBISHED TO A HIGH SPECIFICATION THROUGHOUT, IN A MODERN CONTEMPORARY STYLE, AND BENEFITS FROM AN ATTRACTIVE FRONTAGE WITH A DRIVEWAY PROVIDING PARKING FOR SEVERAL CARS.

The property is conveniently located in the Nork area of Banstead, within easy reach of well-regarded schools for all age groups, local shops in Nork Parade, as well as the green open spaces of Nork Park. Banstead High Street is just a short distance away, which offers a more comprehensive range of shopping including Waitrose and Marks and Spencers Simply Food.

PARTRIDGE MEAD
BANSTEAD, SURREY, SM7

Once inside the owners attention to detail is very apparent.

As you enter the bungalow you have access from the welcoming hallway to all rooms; a spacious lounge with feature fireplace and sliding doors into the garden, a fantastic modern kitchen/diner with integrated appliances, granite worktops and bi-fold doors, two double bedrooms with a large double depth built-in wardrobe in the principal bedroom, and a fabulous bathroom with roll top bath and separate walk-in shower.

Outside to the front there is a generous block paved driveway which provides ample off street parking and access to the garage. The garage cleverly benefits from having a small useful utility area and extra WC. The sunny and secluded rear garden benefits from a covered veranda, patio, and is mainly laid to lawn, with an attractive pond feature, and mature shrub and hedge borders. There is also a useful garden shed at the end of the garden which has power.

The high specification finish and flexible space has helped to create a much improved stylish and contemporary layout making it perfect for a downsize move, professional couple or a purchaser who requires the ease of single storey living.



BANSTEAD OFFICE

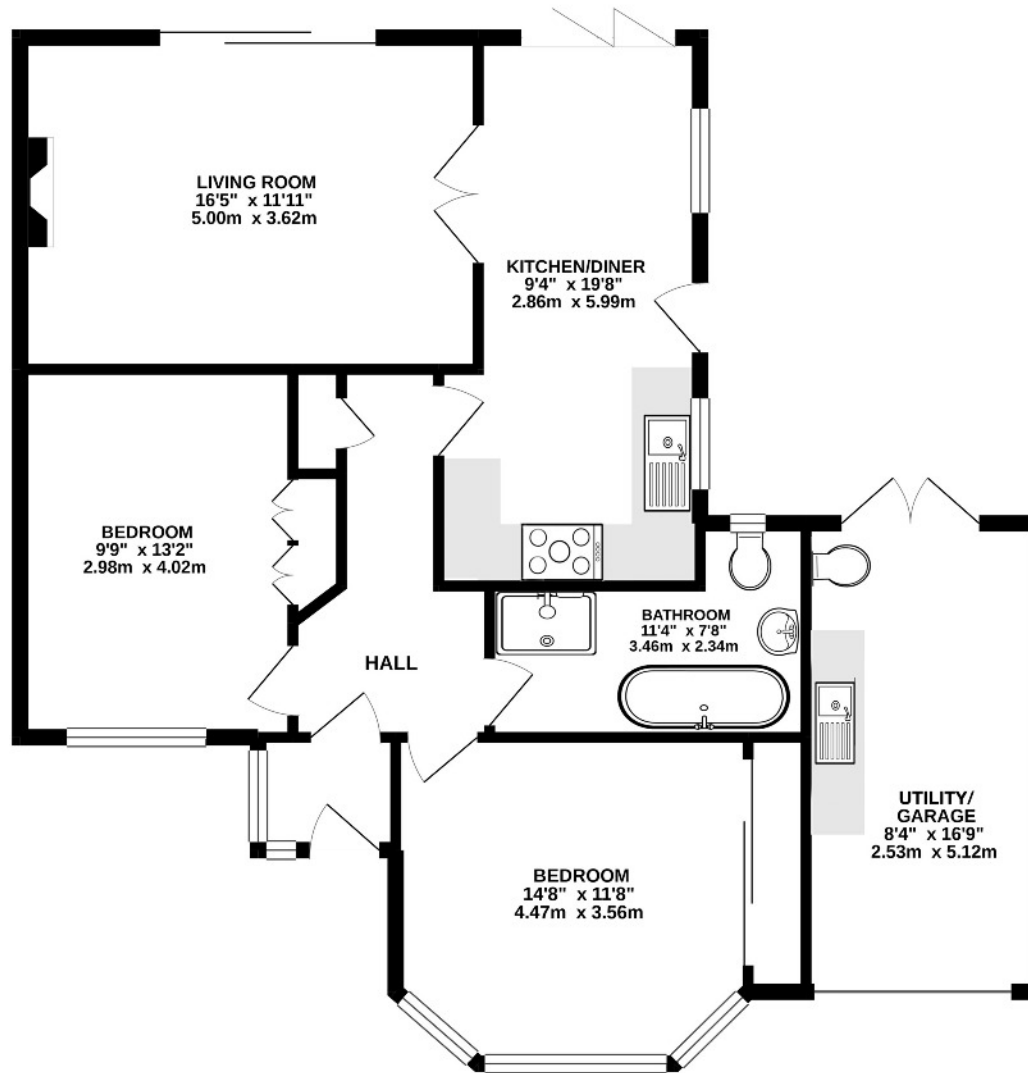
01737 362 362 | banstead@winkworth.co.uk

AT A GLANCE...

- Entrance Porch
- Entrance Hall
- Living Room - 16'5" x 11'11" (5.00m x 3.62m)
- Kitchen/Diner - 19'8" x 9'4" (5.99m x 2.86m)
- Bedroom 1 - 14'8" x 11'8" (4.47m x 3.56m)
- Bedroom 2 - 13'2" x 9'9" (4.02m x 2.98m)
- Family Bathroom - 11'4" x 7'8" (3.46m x 2.34m)
- Garage + Utility - 16'9" x 8'4" (5.12m x 2.53m)
- Rear Garden - 70' (21.34m) approximately
- Council Band: D







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Partridge Mead, Banstead

INTERNAL FLOOR AREA (APPROX.) 960 sq ft/ 89.1sq m

Garden extends to 70' (21.34m) approx.

Winkworth

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.



Under the Consumer Protection Regulations 2008, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Banstead office

100 High Street, Banstead, SM7 2NN
01737 362 362 | banstead@winkworth.co.uk

winkworth.co.uk/banstead

Winkworth

See things differently.