



**PARTRIDGE MEAD**, BANSTEAD, SURREY, SM7

**£575,000**

FREEHOLD

**Winkworth**





## PARTRIDGE MEAD

BANSTEAD, SURREY, SM7

**THIS LOVELY TWO BEDROOM BUNGALOW  
IS BEAUTIFULLY PRESENTED, WITH A  
MODERN FINISH THROUGHOUT.**

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

Benefiting from a contemporary finish, this beautiful bungalow has a warm homely feel.

As you enter the bungalow you have access from the welcoming hallway to all rooms; a spacious lounge with feature fireplace and french doors to the garden, a separate dining area also with direct access to the garden, a modern fitted kitchen with integrated appliances, ample worktop space and white gloss units. The two double bedrooms are both a good size and have fitted wardrobes. The modern shower room with large walk-in shower completes the accommodation.

Outside to the front, the block paved driveway provides off street parking for two cars and access to the garage, as well as gated side access to the garden. The sunny and secluded rear garden benefits from a covered veranda, a large patio area, with the remainder mainly laid to lawn, and is framed by mature shrub and hedge borders.

The property is bright and spacious throughout, and has been well maintained by the owner, making it perfect for a downsize move, professional couple, or a purchaser who requires the ease of single storey living.



## BANSTEAD OFFICE

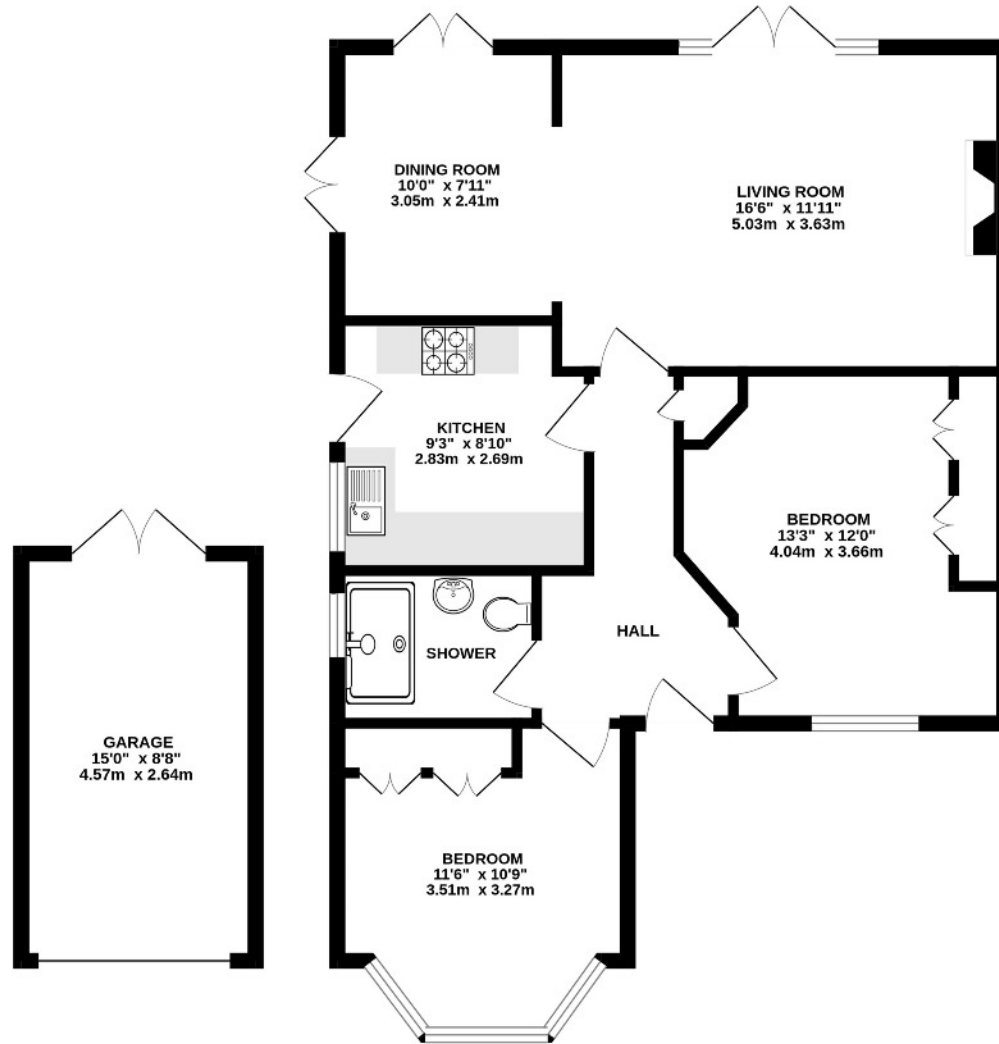
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### AT A GLANCE...

- Entrance Porch
- Entrance Hall
- Living Room - 16'6" x 11'11" (5.03m x 3.63m)
- Dining Room - 10'0" x 7'11" (3.05m x 2.41m)
- Kitchen - 9'3" x 8'10" (2.83m x 2.69m)
  
- Bedroom 1- 13'3" x 12'0" (4.04m x 3.66m)
- Bedroom 2 - 11'6" x 10'9" (3.51m x 3.27m)
- Shower Room
  
- Garage - 15'0" x 8'8" (4.57m x 2.64m)
- Rear Garden - 80' (24.38m) approximately
  
- Council Band: D







## Partridge Mead, Banstead

INTERNAL FLOOR AREA (APPROX.) 860 sq ft/ 80.0sq m

Garden extends to 80' (24.38m) approx.

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.

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



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## Banstead office

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