

## Partridge Mead Banstead, Surrey SM7 1LW

Located in a popular residential area in an elevated position overlooking an attractive communal green, this deceptively spacious family home offers three good sized reception rooms, large kitchen/breakfast room, off street parking, four bedrooms and two bathrooms. The rear garden extends to approximately 68 feet. Double glazing. Gas central heating. All is located close to local shops at Nork Way and Driftbridge, Banstead mainline train station alongside good local schools.  
SOLE AGENTS

£695,000 - Freehold



## ENTRANCE PORCH

Enclosed porch accessed via a glazed door with window to the front and window to side, lighting and giving access to:

## FRONT DOOR

Part glazed front door, giving access through to:

## ENTRANCE HALL

Stairs rising to the first floor with attractive balustrade and large understairs storage void. Cloaks cupboard. Cupboard housing meters and circuit breakers. Thermostat for the gas central heating. Window to the front. Wood effect flooring.

## RE-FITTED DOWNSTAIRS WC

Low level WC with concealed cistern. Obscured glazed window to the side. Wash hand basin with mixer tap and tiled splashback. Heated towel rail. Wall mounted extractor. Downlighter. Wood effect flooring.

## FAMILY ROOM

Window to the side. Fitted cupboard housing the new gas central heating boiler. Wood effect flooring. Radiator. Glass block divide which gives access to the:

## SITTING ROOM

Double aspect room with window to the front and double opening French doors to the rear which enjoys a pleasant outlook over the rear garden. Fireplace feature. Wood effect flooring. 2 x radiators. Coving. Connecting door to the entrance hall.

## STUDY AREA

Dual aspect room. Double glazed window to the rear and side. Radiator. Continuation of the wood effect flooring.

## KITCHEN/BREAKFAST ROOM

Well fitted with a modern range of wall and base units set under a vaulted ceiling with exposed beam work. Work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer with mixer tap. Space for various domestic appliances. Chimney extractor. Display cabinets. Radiator. Tiled floor. 2 x windows to the front. Window to the rear. Part glazed door to the rear. Further part glazed door providing access to the rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

Reached by a turn staircase. Window to the front. Radiator. Staircase rising to the second floor.

### BEDROOM ONE

Window to the side. Radiator. Fitted wardrobe. This connects to a further double aspect room to the rear. Radiator. This room could be used as a cot room or potential conversion to en-suite facilities.

### BEDROOM TWO

Window to the rear. Radiator.

### BEDROOM THREE

Window to the front. Radiator. Recess with shelving.

## RE-FITTED SHOWER ROOM

Fully enclosed shower cubicle with rain shower and hand held attachment. Wall mounted extractor. Contemporary wash hand basin with mixer tap and vanity drawers below. Low level WC. Understairs storage cupboard. Obscured glazed window to the side. Downlighters.

## SECOND FLOOR ACCOMMODATION

### BEDROOM FOUR

Double aspect room with window to the side and two velux windows to the front. Various eaves storage access points. Fitted cupboards and wardrobes. Door giving access to the:

### EN-SUITE BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Fully enclosed shower cubicle. Obscured glazed window to the rear. Fully tiled walls. Tiled floor. Downlighters. Radiator.

## OUTSIDE

### FRONT

The property benefits from a large frontage comprising of an area of lawn flanked by mature flower/shrub borders and some mature trees. Ornamental garden pond. Pathway provides access to the front door.

### PARKING

There is a driveway providing off street parking for 2-3 vehicles.

### GARAGE

With up and over door to front and connecting door to the side. Obscured glazed window. Power and lighting.

### REAR GARDEN

20.73m length approximately (68'0 length approximately) A particularly attractive feature of the property with a patio immediately to the rear of the property at two separate levels divided by a planter. There are two areas of level lawn flanked by mature flower/shrub borders and some mature trees. The garden enjoys a good degree of privacy. Towards the end of the garden is a well constructed summer house. There is outside lighting and outside tap.

## COUNCIL TAX

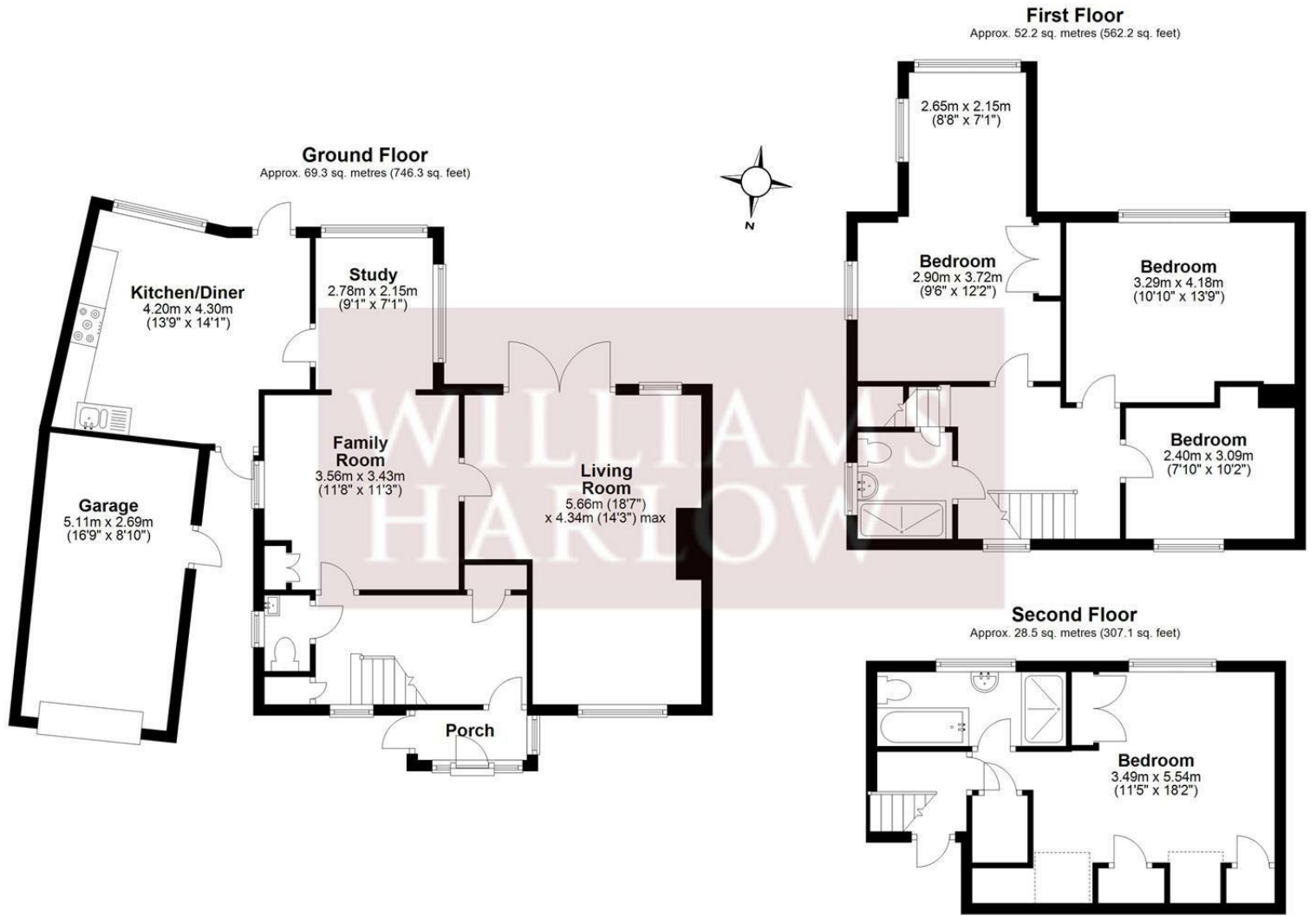
Reigate & Banstead BAND E £2,859.20 2024/25







Whilst 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.



Total area: approx. 150.1 sq. metres (1615.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>79</b>
	<b>67</b>	
England & Wales		
EU Directive 2002/91/EC		