



Price
£625,000

Freehold

4x  2x  2x 

**Partridge Mead,
Banstead, Surrey, SM7**

OVER 60?

Secure this property
for up to **59% less!**

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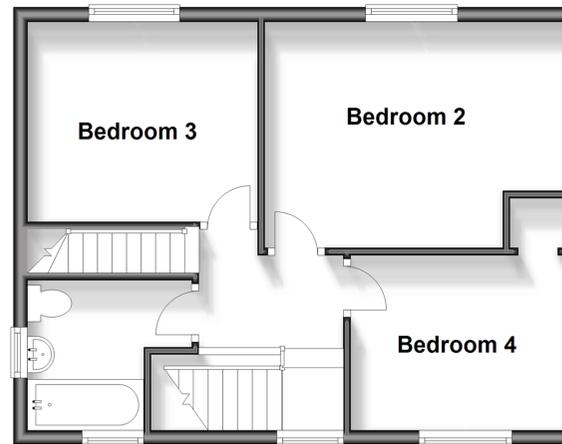
Ground Floor

Approx. 66.0 sq. metres (710.5 sq. feet)



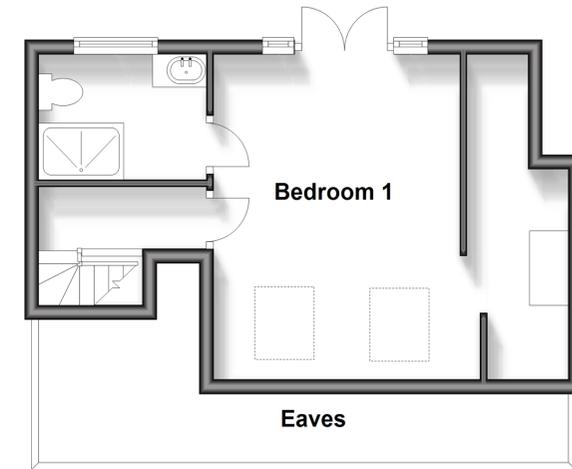
First Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



Second Floor

Approx. 29.2 sq. metres (314.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge : 12'6 x 8'5 (3.81m x 2.57m)

Kitchen/Diner: 24'9 x 15'9 (7.55m x 4.80m)

Utility Room : 10'5 x 5'9 (3.18m x 1.75m)

FIRST FLOOR

Landing

Bedroom 2: 13'9 x 10'1 (4.19m x 3.08m)

Bedroom 3: 10'7 x 9'0 (3.23m x 2.75m)

Bedroom 4 : 9'9 x 7'9 (2.97m x 2.36m)

Family Bathroom

SECOND FLOOR

Landing

Bedroom 1: 16'4 up to eaves x 12'3 (4.98m x 3.74m)

En-suite Shower Room

OUTSIDE

Garage

Front and Rear Garden

Driveway



Main features

- Open plan living with modern fitted kitchen
- New boiler, plumbing and electrics
- Located in a highly desirable residential area
- Walking distance to Epsom Downs and Banstead Train Station
- Short walk to multiple schools including Warren Mead Junior

Nearest Schools

Primary Schools: Warren Mead Junior School 0.3 miles, Shawley Community Primary 1.3 miles, Banstead Co-ed Preparatory School 1.6 miles
Secondary Schools: Epsom College 1.3 miles, The Beacon School 1.5 miles, Blenheim High School 2.2 miles

Transport Information

Train Stations: Epsom Downs 0.4 miles, Banstead 0.8 miles, Tattenham Corner 1.1 miles

Address

Partridge Mead, Banstead, Surrey, SM7

Directions

For directions to this property please contact us.



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Call Banstead Branch 01737 352233 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

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