

Partridge Mead

Banstead, Surrey SM7 1LW

WILLIAMS HARLOW ARE PLEASED TO PRESENT A THREE BEDROOM SEMI-DETACHED HOUSE IN AN EXCELLENT LOCATION TO THE MARKET. Located less than 0.5 mile to Epsom Downs Train Station and close to Epsom Town Centre and Banstead Village. This substantial three bedroom semi detached family house offers a modern fitted kitchen, spacious reception area, three good size bedrooms and a family bathroom. Further benefits include a large rear garden, gas central heating, double glazing and private driveway with garage. Available immediately on an unfurnished basis.

£2,250 PCM Unfurnished



ENTRANCE HALL

Laminate flooring and storage cupboard.

CLOAKROOM

Low level WC.

LOUNGE/DINING ROOM

5.89 x 4.29 (19'4" x 14'1")

Laminate flooring. Door to the rear garden. 2 x double radiators.

KITCHEN

Fully fitted kitchen with base and eye level cupboards. Electric hob with oven under. Fridge freezer. washing machine. Vinyl flooring and door to garden.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE

4.11 x 2.49 (13'6" x 8'2")

Double glazed window with rear aspect. Radiator.

BEDROOM TWO

3.35 x 2.77 (11'0" x 9'1")

Double glazed window with rear aspect. radiator.

BEDROOM THREE

3.05 x 2.44 (10'0" x 8'0")

Double glazed window with front aspect. Built in cupboard. Radiator.

BATHROOM

Panel bath with mixer tap. Wash hand basin. Low level WC. Vinyl flooring and tiled walls. Storage cupboard.

OUTSIDE

FRONT

Off street parking to the front with the remainder laid to lawn.

REAR GARDEN

A good sized rear garden which is mainly laid to lawn. Brick built storage cupboard.

COUNCIL TAX

Council Tax Band E

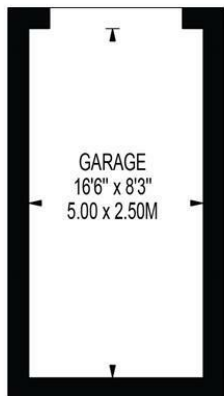


PARTRIDGE MEAD

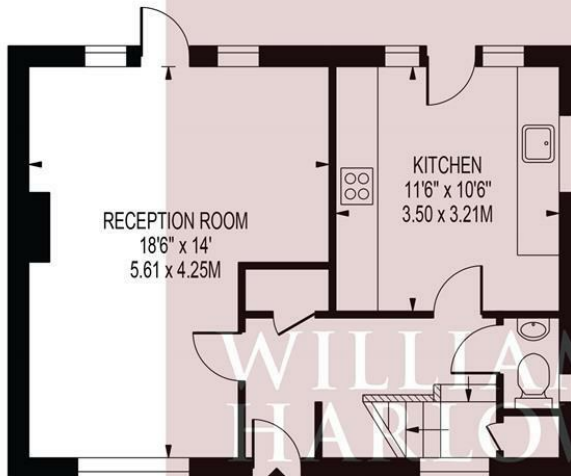
APPROXIMATE GROSS INTERNAL FLOOR AREA: 916 SQ FT - 85.12 SQ M

(EXCLUDING GARAGE)

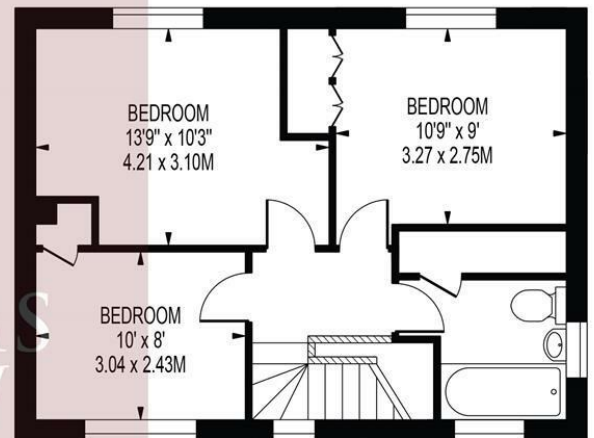
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 134 SQ FT - 12.50 SQ M



GROUND FLOOR



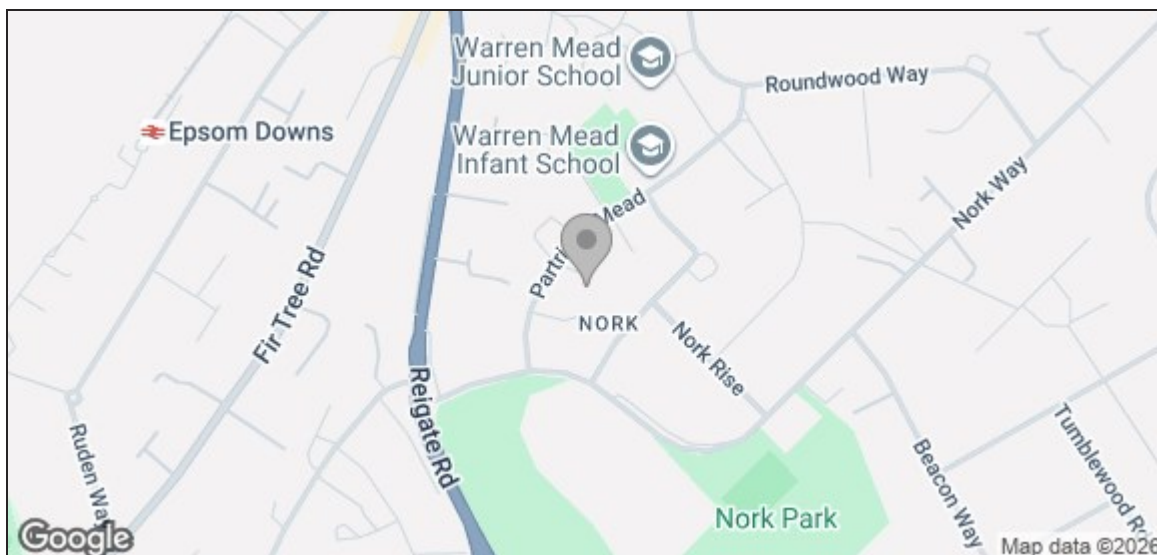
GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
	57	79