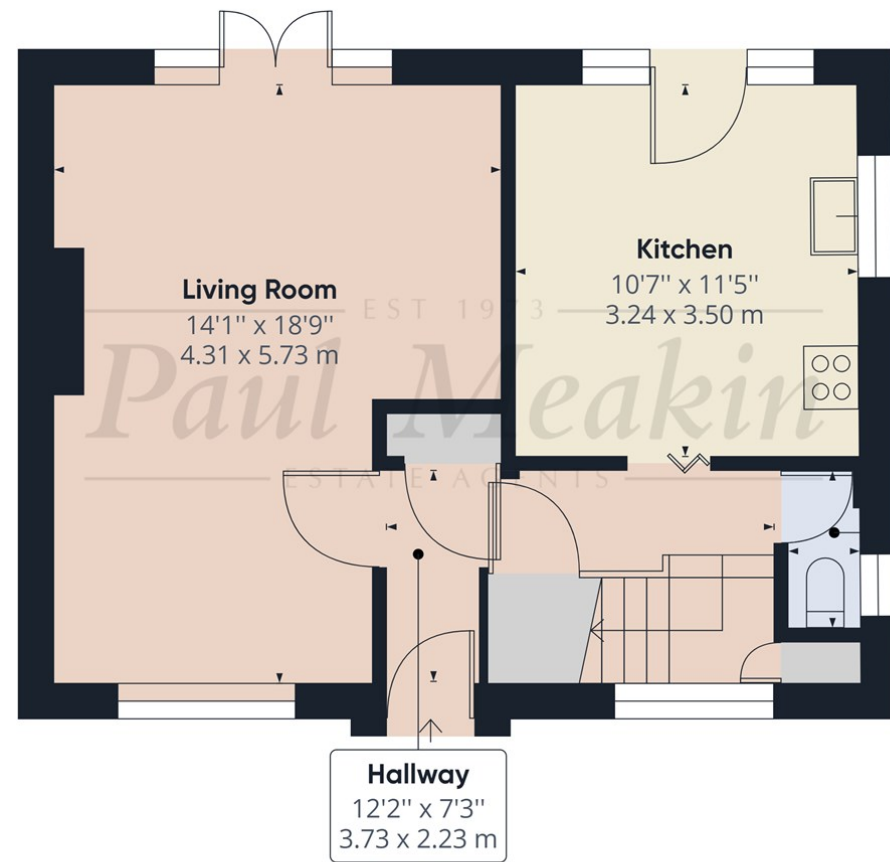




EST 1973
Paul Meakin ESTATE AGENTS
Guide Price £595,000 Partridge Mead, Banstead, SM7 1LP



Ground Floor Building 1

EST 1973
Paul Meakin
ESTATE AGENTS

Approximate total area⁽¹⁾
466.08 ft²
43.30 m²

(1) Excluding balconies and terrace:

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

- Three Bedroom Semi Detached House
- Refitted Kitchen and Bathroom
- Walking distance to Warren Mead Primary School
- Close to Nork Park
- Great Scope To Extend STPP
- Level Garden
- Bright and Spacious Property
- Another Porperty Entrusted To Paul Meakin Estate Agents

We are delighted to market this well presented three double bedroom semi detached family home boasting scope to extend to the side, rear and into the loft (STPP). Located in a popular residential road within walking distance to Warren Mead primary school, Nork Park and local amenities at Nork with an array of shops and restaurant's. Internally this property offers bright and spacious accommodation, a useful downstairs cloakroom, a refitted bathroom and a refitted kitchen enjoying direct access to the level garden. A perfect opportunity for buyers looking to extend to create their dream family home or a good option for buyers who are looking to downsize. This property warrants your earliest viewing to appreciate location, presentation and plots potential.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

.
ENTRANCE HALL
12'3" x 7'4" (3.73 x 2.23)
DOWNSTAIRS CLOAKROOM
2'6" x 4'10" (.77 x 1.48)
RECEPTION ROOM
14'2" x 18'10" (4.31 x 5.73)
KITCHEN
10'8" x 11'6" (3.24 x 3.5)
LANDING
6'9" x 4'6" (2.06 x 1.37)
BEDROOM ONE
12'1" x 10'5" (3.69 x 3.17)
BEDROOM TWO
10'10" x 9'2" (3.29 x 2.79)
BEDROOM THREE
10'0" x 8'0" (3.04 x 2.45)
BATHROOM
7'8" x 6'9" (2.34 x 2.05)
SHED
6'3" x 13'5" (1.90 x 4.10)
LARGE REAR GARDEN

