

Pine Walk Banstead, Surrey SM7 3PY

An opportunity to acquire an early 1930's substantial FIVE BEDROOM semi detached property with deceptively spacious accommodation over three floors plus further potential extension to the side (STC). The property has a good sized garden to the front, side and rear, off street parking for two vehicles, gas central heating and double glazing. All is presented to a high standard throughout and is well located for good local schools, local shops at Chipstead Station Parade and Chipstead train station with direct service to London. SOLE AGENTS

Guide Price £750,000 - Freehold



ENTRANCE PORCH

Entrance porch door with windows either side, quarry tiled floor and giving access to the:

FRONT DOOR

Replacement glazed front door with windows either side, giving access through to:

GENEROUS ENTRANCE HALL

Turn staircase rising to the first floor. Understairs storage cupboard. Wood effect flooring. Radiator. Coving. Obscured glazed window to the side.

DOWNSTAIRS WC

Low level WC. Wash hand basin. Radiator. Wall mounted extractor. Fully tiled walls and tiled floor.

SITTING ROOM

Attractive bay window to the front with an elevated view. Fireplace feature. Coving. Wooden flooring. 2 x radiators.

DINING ROOM

Double opening French doors with windows either side and above to the rear. Wooden flooring. Log burner set upon a tiled hearth. Radiator. Contemporary full height radiator. Coving. Opening through to the:

KITCHEN/BREAKFAST ROOM

A large room which has been completely re-fitted by the present owners comprising of wooden work surfaces incorporating a 1 1/2 bowl sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with space for dual fuel range cooker with chimney extractor above. Integral washing machine. Integral dishwasher. Full height integral fridge and full height integral freezer. A comprehensive range of eye level cupboards with underlighting. Wooden flooring. Part tiled walls. Bay window to the rear. Downlighters. Towards the far end of the kitchen there is a further run of work surface with space for tumble dryer and various full height cupboards and a display cabinet. Underfloor heating.

BOOT ROOM

2 x velux windows to the side. Part glazed door to the rear. Obscured glazed window to the side. Various built in cupboards and work surface. Tiled flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Reached via a turn staircase with obscured glazed window to the side. Stairs rising to the second floor. Radiator.

BEDROOM TWO

Attractive bay window with elevated views to the front. Radiator. Coving. Wood effect flooring.

BEDROOM THREE

Window to the rear enjoying a pleasant outlook over the rear garden. Radiator. Wood effect flooring.

BEDROOM FOUR

Oriel bay window to the front. Coving. Radiator. Wood effect flooring.

BEDROOM FIVE

Window to the rear. Radiator. Coving. Wood effect flooring. Various built in shelving.

FAMILY BATHROOM

Panel bath with mixer tap. Pedestal wash hand basin. Low level WC. Heated radiator/towel rail combination. Fully enclosed shower cubicle. Fully tiled walls and tiled floor. 2 x obscured glazed windows to the side. Wall mounted extractor.

SECOND FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase with an attractive balustrade with obscured glazed window to the side.

MASTER BEDROOM

2 x ranges of built in wardrobes. Further additional storage cupboards. 2 x velux windows to the front. 2 x velux windows to the rear. Radiator. Access to eaves storage. Wood effect flooring.

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle. Pedestal wash hand basin. Low level WC. Fully tiled walls. Tiled floor. Downlighters. Wall light. Heated towel rail. Velux window to the rear.

OUTSIDE

FRONT

The property occupies a corner plot position with gardens to the front, side and rear. To the front there is an area of lawn with good hedging marking the side boundary, here you can access the property's front door. To the side of the property there is a wooden garden gate providing access to the side area and rear garden.

PARKING

Well laid brick driveway providing off street parking for two vehicles.

SIDE AREA

There is an area of lawn with a pathway providing access to the garden. Ornamental garden pond. Bin storage area. Wooden garden gate.

REAR GARDEN

18.08m x 12.04m approximately (59'4 x 39'6 approximately)
There is a patio immediately to the rear of the property which is accessible from the boot room and the dining room. Hot and cold outside tap and outside lighting. There is well stocked flower/shrub borders and well stocked planters. Steps up to the remainder of the garden which is principally lawned with various flower/shrub borders.

COUNCIL TAX

Reigate & Banstead BAND F £3,379.06 2024/25



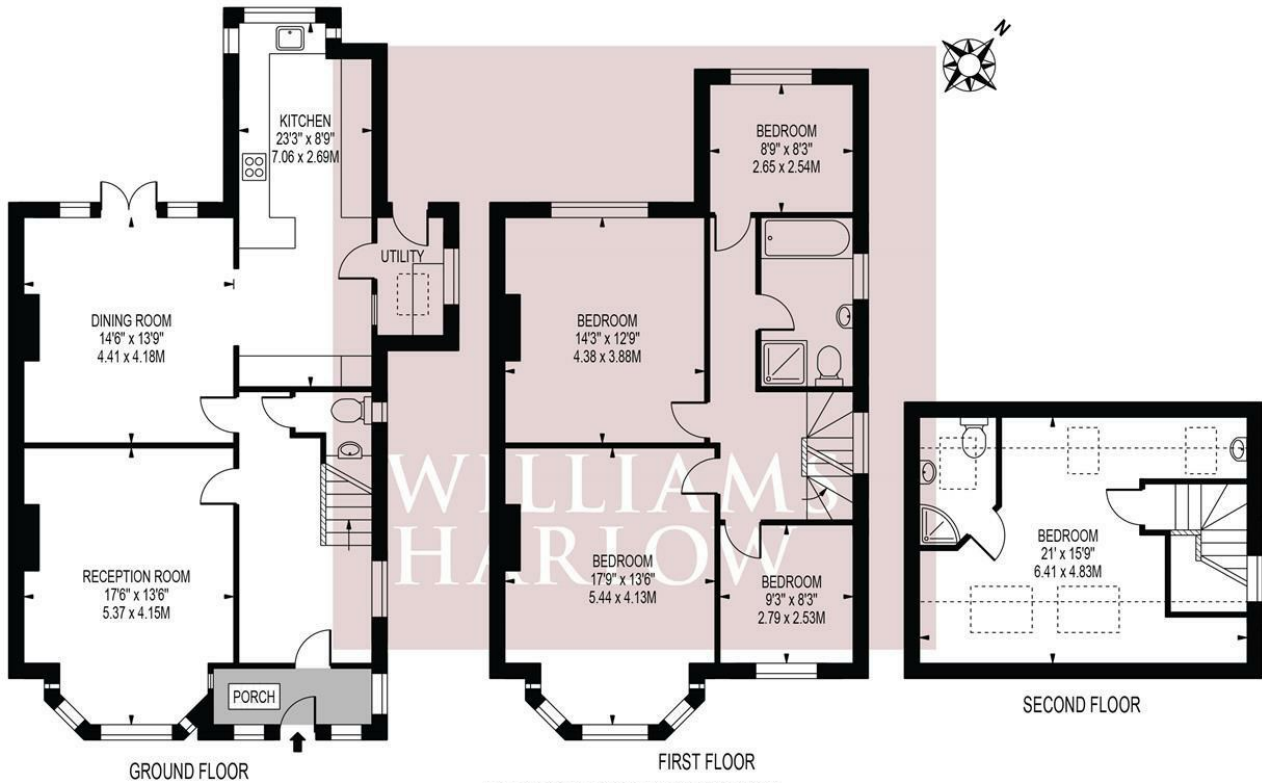
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

PINE WALK

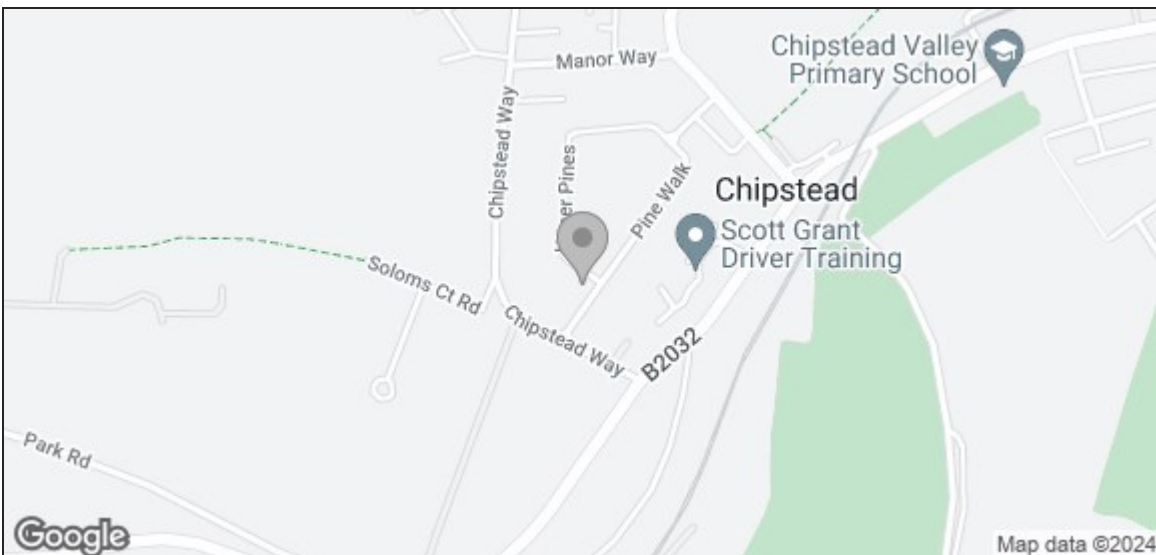
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1884 SQ FT - 175.03 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 124 SQ FT - 11.52 SQ M



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
Vary energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	