



Substantial family home with self-contained annexe

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Pine Walk Banstead SM7 3QA

Local Shops and Station a 10 minute walk
London by rail 30 minutes from Woodmansterne
M23/M25 Intersection 4 miles
All times and distances are approximate

Located within a serene, tree-lined residential road, you'll find this beautifully maintained five bedroom semi-detached family home. It enjoys a peaceful location, yet it's conveniently close to local shops and Chipstead station.

- | Hallway
- | Sitting room
- | Dining room
- | Kitchen - family room
- | Downstairs shower room and w/c
- | Four bedrooms
- | Family bathroom
- | En-suite shower room
- | Self-contained one bedroom flat
- | Off-street parking
- | Private garden
- | Storage

Offers in Excess of £1,000,000





This larger-than-average semi-detached home offers flexible family living and has been maintained to a high standard, presenting beautifully throughout. Carefully extended by the current owners, the property boasts a bright and spacious interior with versatile reception rooms. The open-plan kitchen and dining area features bi-folding doors that open onto a private, mature garden—perfect for entertaining and family life. Upstairs, there are four well-proportioned bedrooms, complemented by both a family shower room and a separate bathroom. The top floor hosts a self-contained apartment, ideal for guests, extended family, or as a potential rental opportunity. The mature rear garden is mainly laid to lawn, with a patio area, two sheds, and excellent storage beneath the property. To the front, the home benefits from ample off-street parking. An internal viewing is highly recommended to fully appreciate the space, quality, and versatility this superb home has to offer.

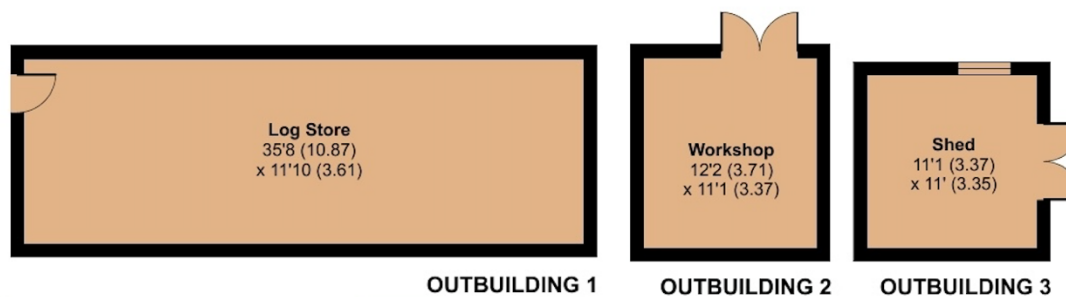


Pine Walk is a desirable road off Chipstead Way in a slightly elevated position enjoying some views across Chipstead valley and towards the Golf Course beyond. There is a choice of local schooling in this vicinity including Chipstead Valley Primary school within walking distance. Both Chipstead and Woodmansterne Stations are just over half a mile away with reliable rail services to London. Further amenities can be found at nearby Banstead Village and Coulsdon, with bus services available providing routes including Epsom, Purley and Croydon.

Five spacious bedrooms | Two generous reception rooms | Modern open-planned kitchen - dining room with bi-folding doors leading to the garden | Within easy reach of Chipstead Mainline station | Close to the well-regarded Chipstead Valley school | No onward chain | Self-contained apartment located on the top floor | Excellent storage throughout

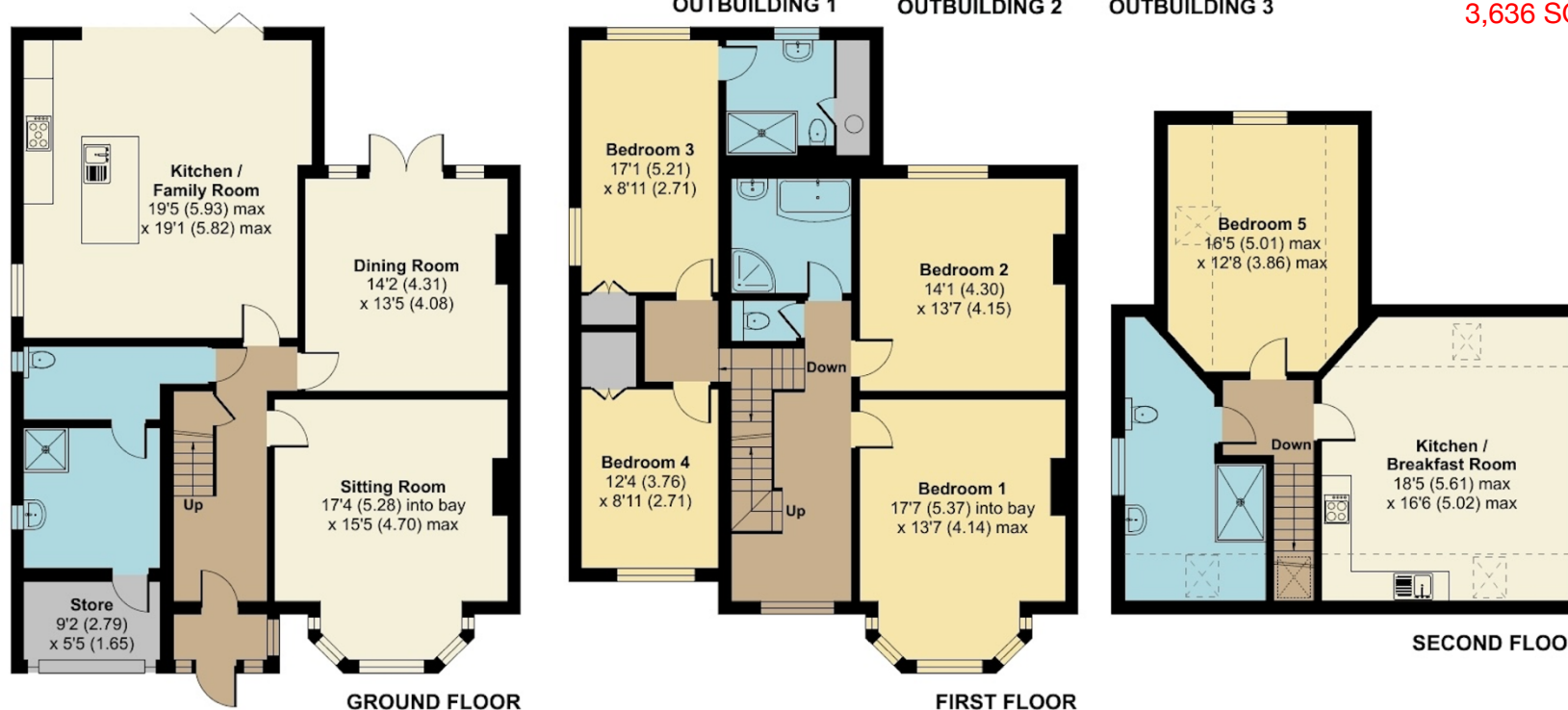


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 G
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA

3,636 SQ FT / 337.8 SQ M



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Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: E
All mains services
FFTP Broadband Available

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a viewing appointment

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