

Upper Pines

Banstead, Surrey SM7 3PU



Offers Over £850,000 - Freehold

Located in the desirable area of Upper Pines, Banstead, this charming detached house offers a perfect blend of space, comfort, and convenience. Spanning an impressive 1,959 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. With five well-proportioned bedrooms, there is ample room for family living or accommodating guests.

The house features two modern bathrooms, ensuring that morning routines run smoothly for everyone. The attractive elevations reflect the classic 1930s style, adding character and charm to the home. The sizeable garden provides a wonderful outdoor space for children to play or for hosting summer gatherings, while the garage and off-street parking for three vehicles offer practicality and ease.

Situated on a premier road in an elevated position, this property enjoys a peaceful setting while remaining conveniently close to local transport connections and highly regarded schools. This makes it an ideal choice for families seeking a balance of tranquillity and accessibility.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are looking for a family residence or a spacious retreat, this property in Upper Pines is not to be missed.



THE PROPERTY

The handsome frontage gives nothing away in this pretty character detached house in an excellent road of other similar aged houses. The entrance porch is set back and upon entering there is a generous feature hallway synonymous with the period and a staircase that gives access to the upper two floors. The accommodation of the ground floor flows impressively to a neutral decor with a lounge to front, dining room to the rear and an attractive kitchen/breakfast room to the rear. The first floor offers four good sized bedrooms serviced by a main bathroom and to the second floor there is a good sized double bedroom with an en-suite.

OUTDOOR SPACE

The property has a good sized front garden with a driveway for two vehicles and a part integral garage to the side. There is the all important side access to the rear garden which measures approximately 80 feet in length x 86 feet. The garden offers a good degree of privacy and is ideal for relaxation and entertaining. The area is principally lawned with an array of flower/shrub borders, mature trees and there is a summer house towards the end of the garden.

ROOM DIMENSIONS

Porch

Entrance Hall 19'1 x 7'9 (5.82m x 2.36m)

Lounge 18'1 x 12'7 (5.51m x 3.84m)

Dining Room 14'9 x 12'7 (4.50m x 3.84m)

Kitchen/Breakfast Room 14'5 x 14'2 (4.39m x 4.32m)

Cloakroom 4' x 3' (1.22m x 0.91m)

Landing 11'5 x 9' (3.48m x 2.74m)

Bedroom Two 17'8 x 12' (5.38m x 3.66m)

Bedroom Three 15'2 x 12'11 (4.62m x 3.94m)

Bedroom Four 10'9 x 10' (3.28m x 3.05m)

Bedroom Five 8'9 x 7'4 (2.67m x 2.24m)

Family Bathroom 11' x 8'5 (3.35m x 2.57m)

WC 6' x 2'9 (1.83m x 0.84m)

Landing

Master Bedroom 15'7 x 9' (4.75m x 2.74m)

En-Suite Bathroom 5'4 x 4'8 (1.63m x 1.42m)

Garage

LOCAL AREA

Upper Pines is ideally situated for the local amenities of Woodmansterne Village whilst the vibrant Banstead Village High Street is just a short drive away offering a variety of independent shops, cafes, restaurants and supermarkets. For the commuter, Chipstead train station provides regular services into London Victoria or London Bridge. Families are also well catered for with

several high regarded schools within the immediate catchment area. Those who enjoy the outdoors will appreciate the proximity to Banstead Woods and the surrounding countryside, perfect for weekend walks and cycling. It is a peaceful neighbourhood which will allow you to take evening walks without a second thought and a community where you feel fully invested.

LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11

Chipstead Valley Primary School – Ages 2-11

The Beacon School Secondary School – Ages 11-16

Woodcote High School - Ages 11-18

LOCAL TRAINS

Chipstead or Woodmansterne – London Bridge – Approx. 42 minutes

Coulsdon South to London Victoria – 30 minutes

Coulsdon South to Horsham – 45 minutes

LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton

166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station

420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)

420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

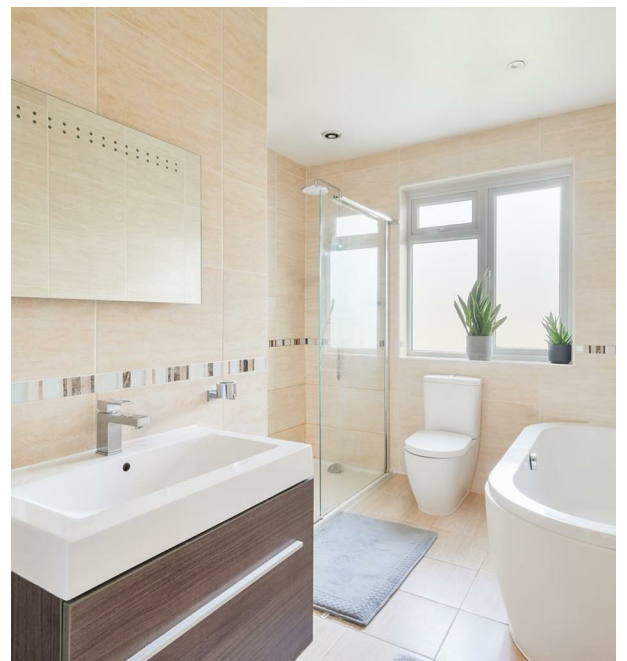
405 Coulsdon South to West Croydon

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COUNCIL TAX

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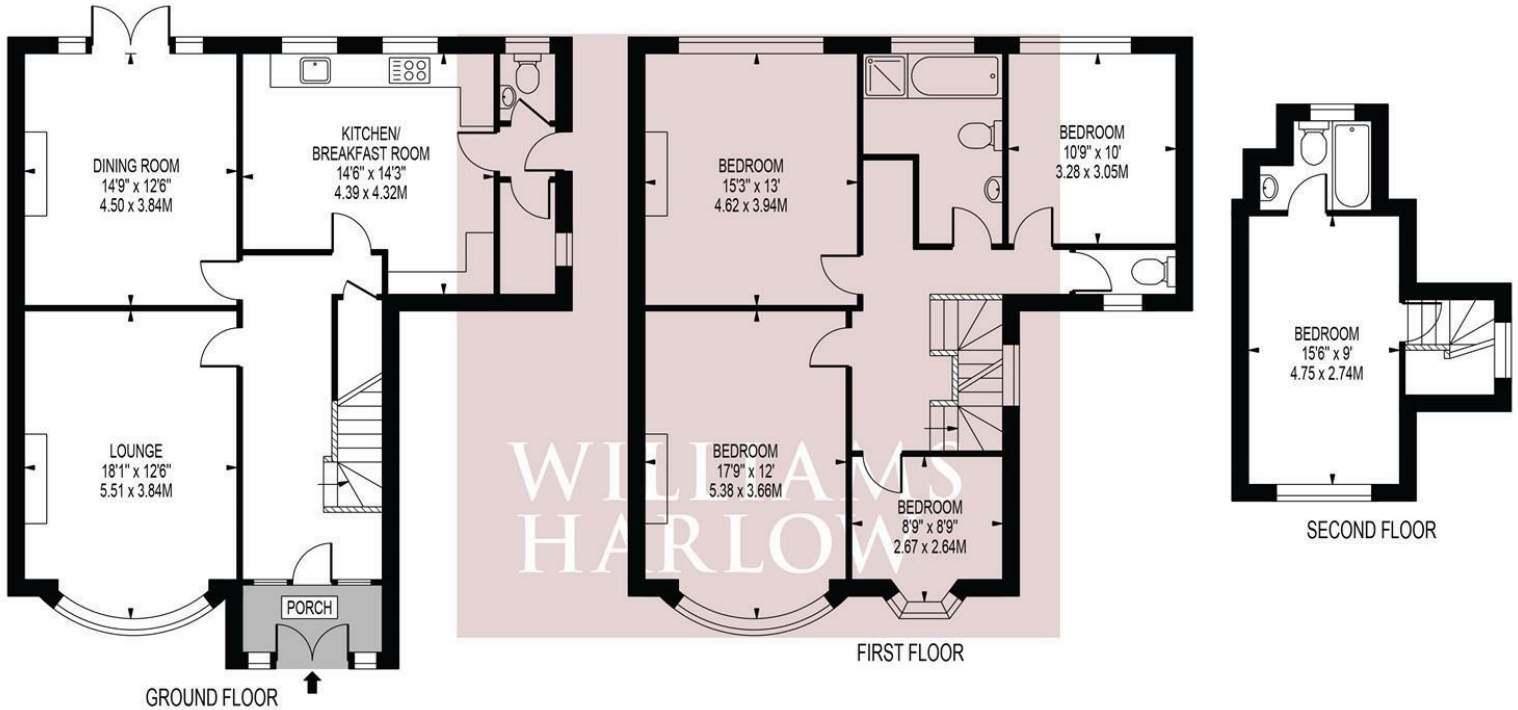


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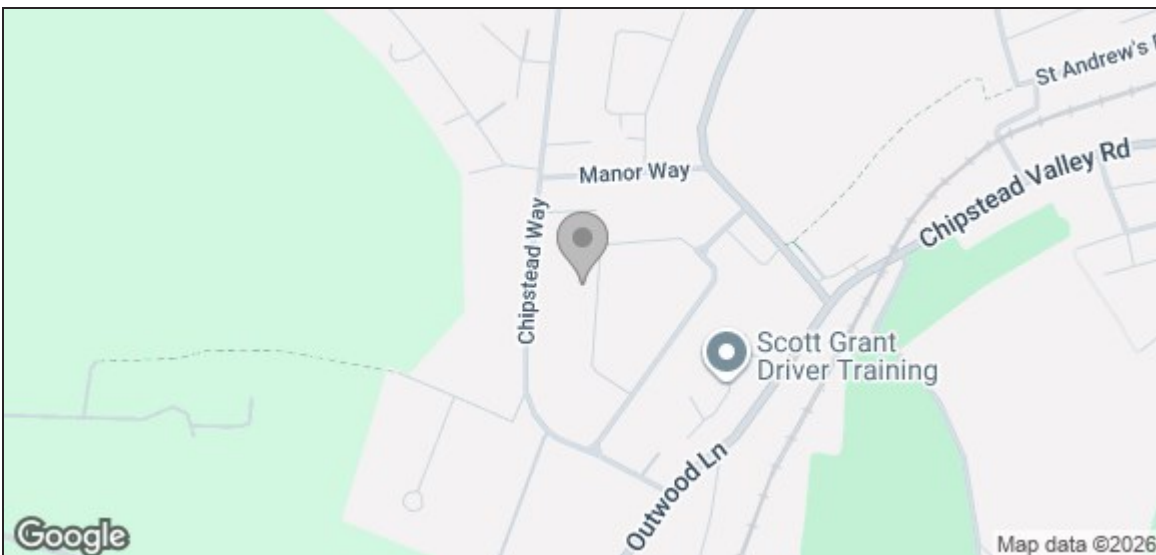
UPPER PINES BANSTEAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1854 SQ FT - 172.27 SQ M



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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			74
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	