



**PINE WALK,** BANSTEAD, SURREY, SM7

**£675,000** FREEHOLD

**Winkworth**







## PINE WALK

BANSTEAD, SURREY, SM7

### **A DECEPTIVELY SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE IN A MUCH SOUGHT AFTER QUIET LOCATION.**

Pine Walk is a desirable residential road in a sought after semi-rural location. There is a choice of local schooling in this vicinity, including Chipstead Valley Primary school which is 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 to Epsom, Purley and Croydon.





## PINE WALK

BANSTEAD, SURREY, SM7

This bright and deceptively spacious three bedroom family home is situated in a sought after, tree-lined road in Woodmansterne. The well planned accommodation, which has exposed wood block flooring to most of the ground floor, comprises: a double glazed entrance porch, spacious hallway, a generous sized living room with front aspect bay window and fitted wood burner, a separate dining room which has direct access to the rear garden, a cloakroom, and a fitted kitchen with integrated appliances including a wine fridge.

Upstairs there are two good sized double bedrooms, a further single bedroom and a modern fitted bathroom with both bath and shower cubicle.

Outside, the front is bloc paved to provide that all important off road parking and leads to a detached garage. A side gate gives covered access to the large southerly facing rear garden which measures approximately 100 feet in length. There is a raised paved area adjacent to the property and a lawn area with a large selection of mature shrubs.

The property benefits from both gas heating and double glazing throughout, and has the potential for further extension subject to planning, and is in an excellent location.



## BANSTEAD OFFICE

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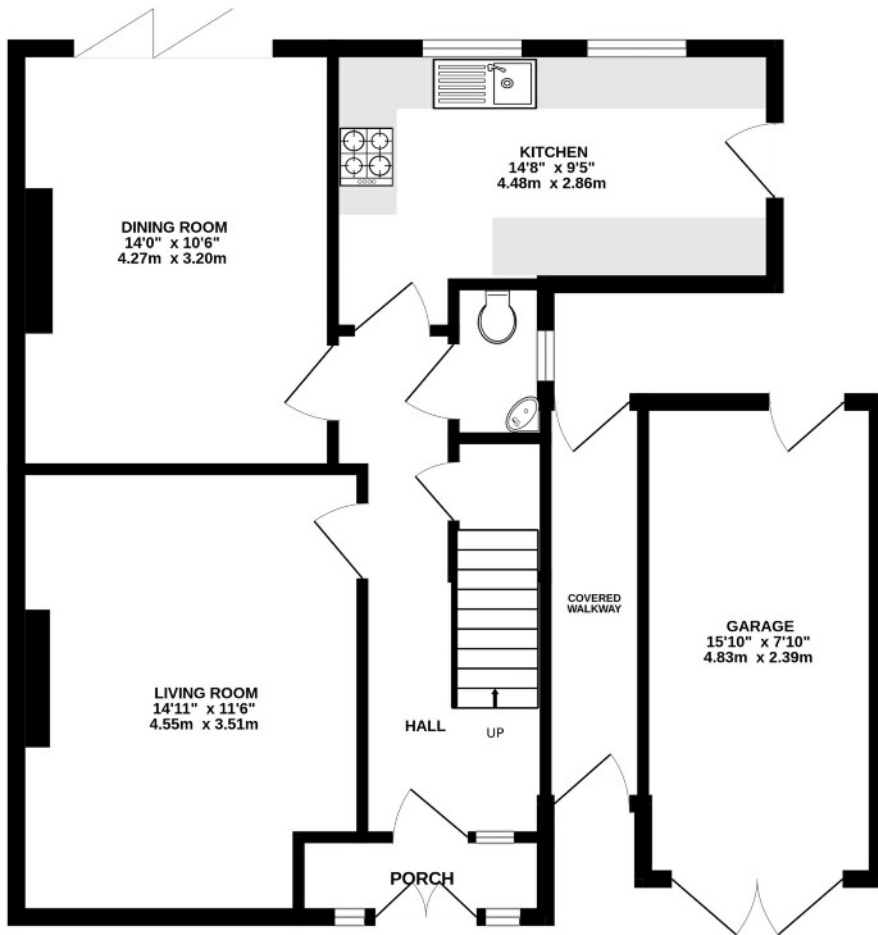
### AT A GLANCE...

- Entrance Porch
- Entrance Hall
- Cloakroom
- Living Room - 15'1" x 10'11" (4.60m x 3.32m)
- Dining Room - 9' x 7'7" (2.75m x 2.32m)
- Kitchen - 9' x 7'1" (2.75m x 2.15m)
  
- Bedroom 1 - 14'8" x 10'11" (4.47m x 3.33m)
- Bedroom 2 - 12'7" x 10'11" (3.83m x 3.33m)
- Bedroom 3 - 9' x 7'1" (2.75m x 2.15m)
- Bathroom/WC
- Southerly Rear Garden - 100' (30.48m) approximate
- Garage - 13' x 11'5" (3.97m x 3.48m)
  
- Electric Vehicle Charging Point
  
- Council Band E

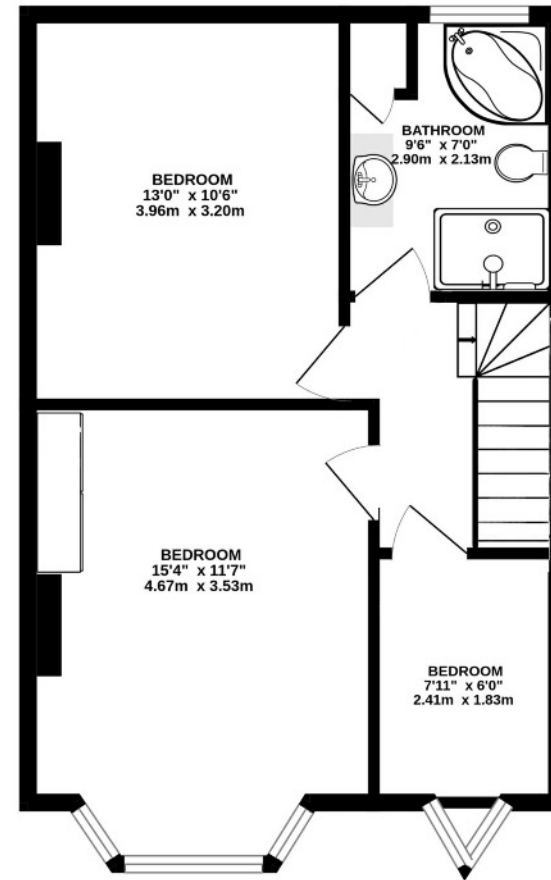








GROUND FLOOR



FIRST FLOOR

### Pine Walk, Banstead

INTERNAL FLOOR AREA (APPROX.) 1210 sq ft/ 112.4 sq m

Garden extends to 100' (30.48m) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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## Banstead office

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