



**UPPER PINES,** BANSTEAD, SURREY, SM7

OFFERS IN EXCESS OF **£750,000**

FREEHO **Winkworth**





## UPPER PINES

BANSTEAD, SURREY, SM7

### **A WELL-PRESENTED FOUR BEDROOM SEMI-DETACHED FAMILY HOME WITH A FABULOUS GARDEN**

This extended four bedroom semi-detached house occupies a commanding position within a popular quiet residential road. Well-regarded schools, local shops and amenities, as well as good transport links are close by.

Banstead High Street is a short drive away, and offers a more comprehensive selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food.



## UPPER PINES BANSTEAD, SURREY, SM7

This deceptively spacious house has been well maintained by the current owner and the ground floor briefly comprises; entrance porch, generous entrance hall, large front living room with bay window and feature fireplace, dining room to the rear which affords a lovely view of the garden, a modern fitted kitchen/breakfast room with white gloss units and integrated appliances, and a downstairs cloakroom.

The first floor provides two double bedrooms with fitted wardrobes, and a bay window in the principal bedroom, a family bathroom with separate toilet, and a further single bedroom. The second floor (loft conversion) offers another generous double bedroom.

Outside, the front garden has a small lawn and shrub borders as well as the private driveway that allows parking for two cars, as well as access to the garage. The beautiful rear garden is approximately 84 feet in length, with a large lawned area, a patio adjacent to the house, an ornamental pond, a summerhouse and a selection of mature shrub and hedge borders.

All in all, this lovely house with its' fabulous garden makes an ideal family home. The property still offers scope to extend, subject to the usual consents.

The area is also surrounded by some of Surrey's finest open green belt countryside, where fine



## BANSTEAD OFFICE

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### AT A GLANCE...

- Entrance Porch
- Entrance Hall
- Living Room - 15'4" x 12'8" (4.67m x 3.86m)
- Dining Room - 14'2" x 12'8" (4.32m x 3.86m)
- Kitchen/Breakfast Room - 14'3" x 10'4" (4.34m x 3.15m)
- Downstairs WC
  
- Bedroom 1- 15'9" x 12'0" (4.80m x 3.66m)
- Bedroom 2 - 14'0" x 11'11" (4.27m x 3.63m)
- Bedroom 3 - 14'11" x 11'3" (4.55m x 3.43m )
- Bedroom 4 - 8'9" x 7'11" (2.67m x 2.41m)
- Family Bathroom - 9'2" x 7'2" (2.79m x 2.18m)
- Separate WC
  
- Garage - 14'7" x 8'7" (4.45m x 2.62m)
- Rear Garden - 84' (25.60m) approximately

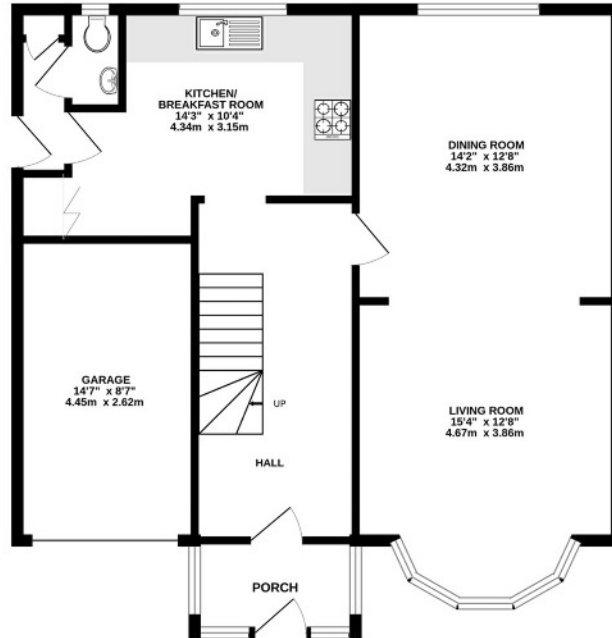
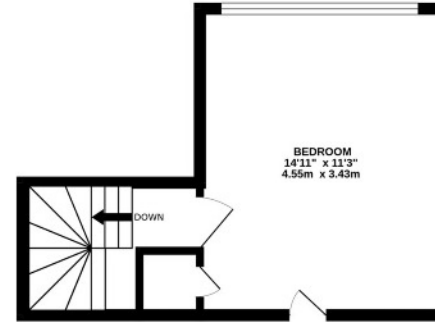




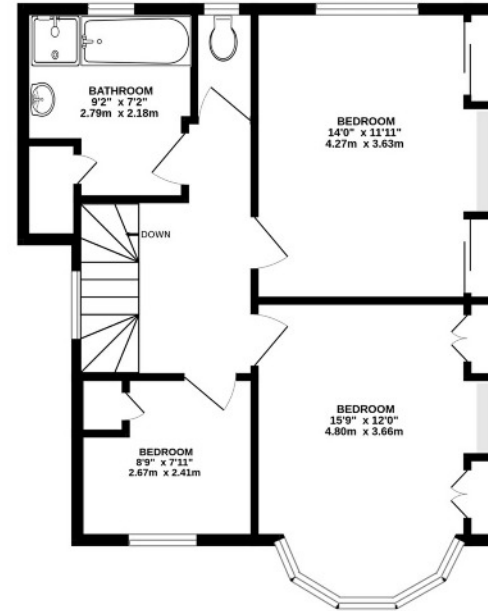
## Upper Pines, Banstead

INTERNAL FLOOR AREA (APPROX.) 1680 sq ft/ 156 sq m

Garden extends to 84' (25.6m) approx.



GROUND FLOOR



FIRST FLOOR

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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		
(95+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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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