

PINE WALK, BANSTEAD, SURREY, SM7 **£595,000** FREEHOLD

Winkworth





PINE WALK

BANSTEAD, SURREY, SM7

A DECEPTIVELY SPACIOUS, EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE IN A MUCH SOUGHT AFTER 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, cloakroom, a generous sized living room with front aspect bay window and open grate with stone hearth, a separate dining room which has direct access to the rear garden, rear aspect fitted kitchen opening to a breakfast room which overlooks the rear garden and has direct access via double doors. There is also access to both the garage and side passageway.

Upstairs there are two good sized double bedrooms, a further single bedroom, a bathroom and a separate wc.

Outside, the walled front garden is lawned with a flower border and the wide bloc paved driveway provides off road parking and leads to a detached garage. A side gate gives to an enclosed area and door to the breakfast room. The large south easterly facing rear garden which measures approximately 98 feet in length has a raised paved area adjacent to the property and a shaped lawn area with a large selection of mature beds.

The property benefits from both gas heating and double glazing throughout, and must be viewed to appreciate.

BANSTEAD OFFICE
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AT A GLANCE…

- Entrance Porch
- Entrance Hall
- Cloakroom
- Living Room - 14’3” x 11’6” (4.34m x 3.51m)
- Dining Room - 14’5” x 10’4” (4.39m x 3.15m)
- Kitchen - 9’7” x 7’0” (2.92m x 2.13m)
- Breakfast Room - 19’0” x 8’5” (5.79m x 2.57m)

- Bedroom 1 - 15’11 x 11’0” (4.85m x 3.35m)
- Bedroom 2 - 13’3” x 10’5” (4.04m x 3.18m)
- Bedroom 3 - 8’1” x 6’7” (2.46m x 2.01m)
- Bathroom
- Separate WC
- Rear Garden - 98’ (29.87m)
- Garage - 16’11” x 8’5” (5.16m x 2.57m)

- Council Band E









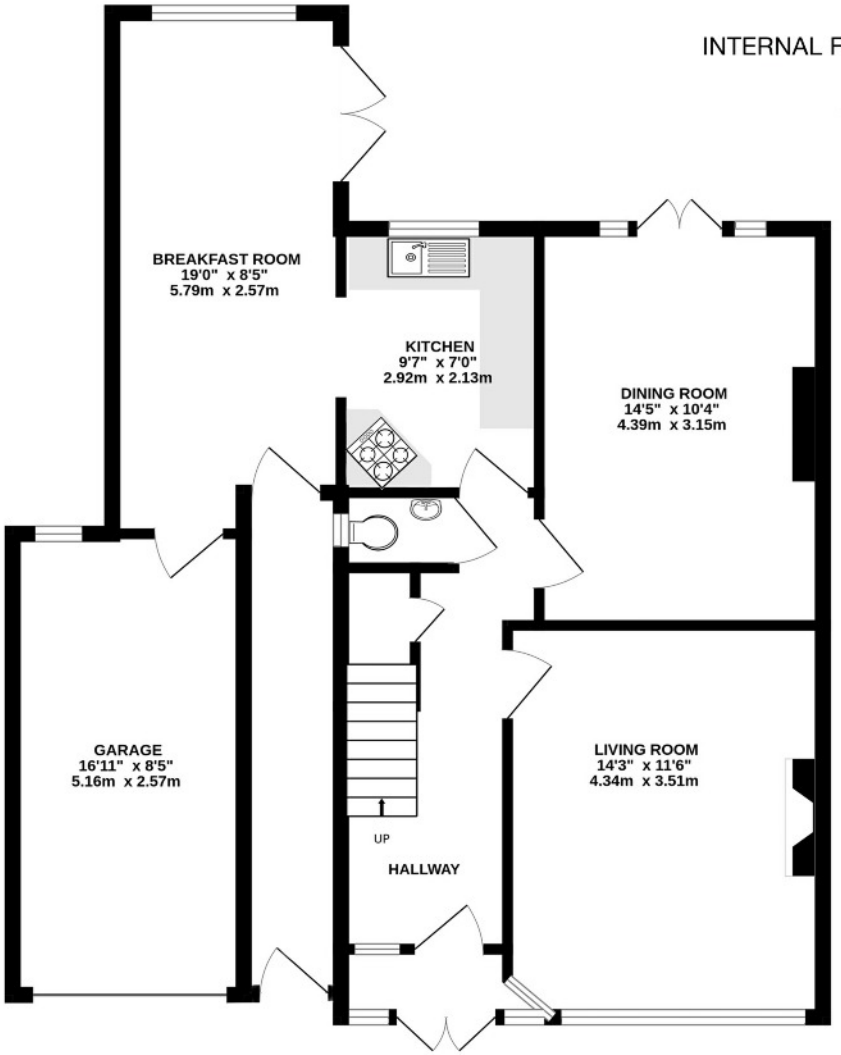




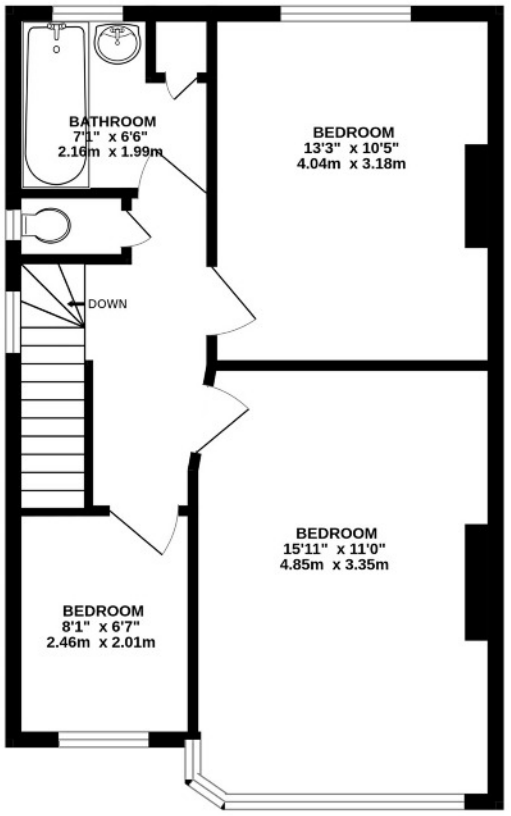


Pine Walk, Banstead

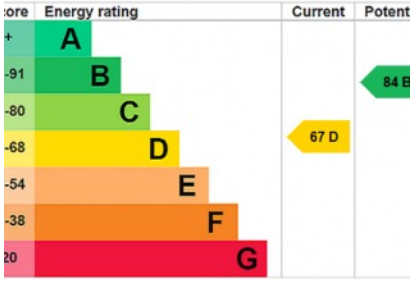
INTERNAL FLOOR AREA (APPROX.) 1280 sq ft/ 119.0 sq m
Including Garage
Garden extends to 98 ft/ 29.87 sq m.



GROUND FLOOR



FIRST FLOOR



Winkworth

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See things differently.