



UPPER PINES, BANSTEAD, SURREY, SM7

OIEO **£550,000** FREEHOLD

Winkworth





UPPER PINES

BANSTEAD, SURREY, SM7

AN ATTRACTIVE TWO BEDROOM DETACHED BUNGALOW, WITH DOUBLE LENGTH GARAGE AND NO ONWARD CHAIN

This lovely property occupies a generous plot, within a 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

The property offers generous sized rooms and comprises; entrance hallway, 21'2" L-shaped living room with glazed sliding doors which provide direct access to the rear garden, separate dining room which leads to the kitchen, two double bedrooms and a shower room.

Outside to the front of the property is a block paved carriage driveway which gives ample off road parking and leads to the attached double length garage. The rear garden extends to approximately 72 feet and has a raised paved area adjacent to the property. The remainder is laid to lawn, and has a large selection of mature shrubs and hedges.

Whilst the property requires some modernisation, it also offers scope for further extension subject to the usual planning consents.

Upper Pines is a desirable crescent off Pine Walk. The property has 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 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.



BANSTEAD OFFICE

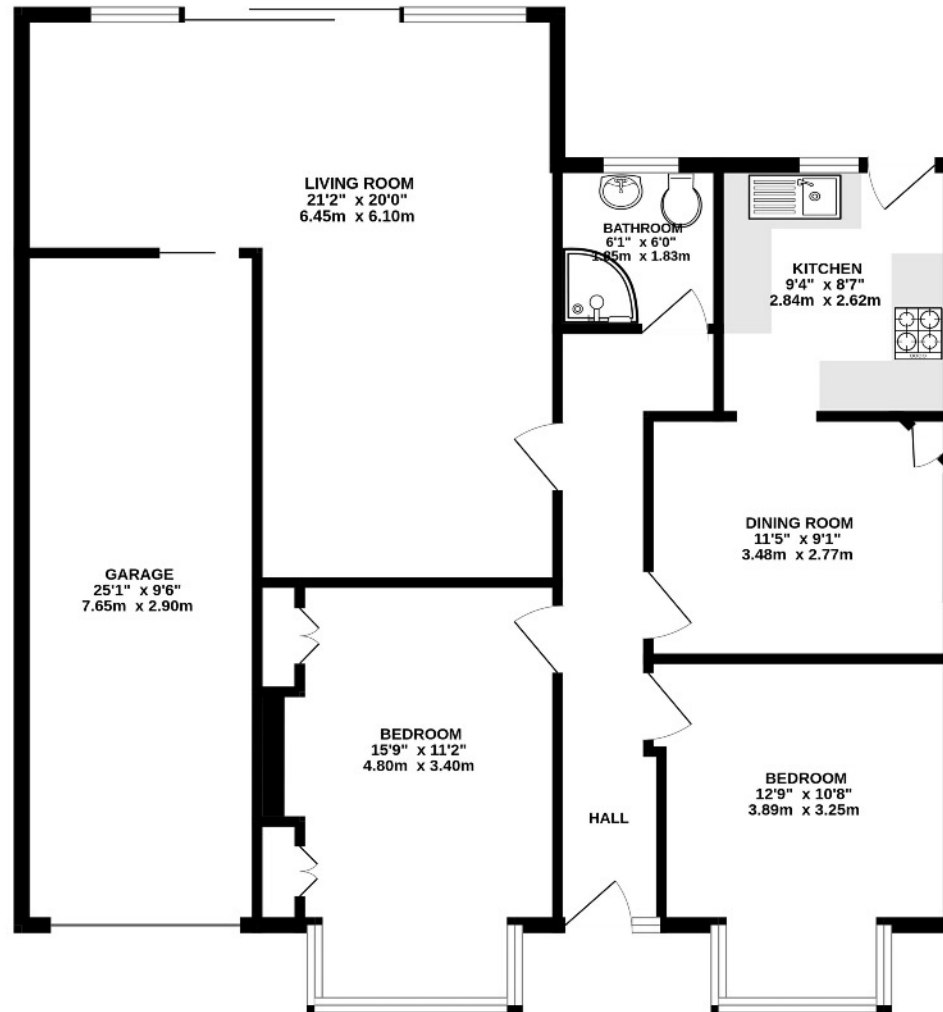
01737 362 362 | banstead@winkworth.co.uk

AT A GLANCE...

- Entrance Hall
- Living Room - 21'2" x 20'0" (6.45m x 6.10m)
- Dining Room - 11'5" x 9'1" (3.48m x 2.77m)
- Kitchen - 9'4" x 8'7" (2.84m x 2.62m)
- Bedroom 1 - 15'9" x 11'2" (4.80m x 3.40m)
- Bedroom 2 - 12'9" x 10'8" (3.89m x 3.25m)
- Bathroom - 6'1" x 6'0" (1.85m x 1.83m)
- Garage - 25'1" x 9'6" (7.65m x 2.90m)
- Rear Garden - 72' (21.90m) approximately







Upper Pines, Banstead

INTERNAL FLOOR AREA
(APPROX.) 1135 sq ft/ 105.4 sq m

Garden extends to 72' (21.9m) approx.

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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 © 2023.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (95-) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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Banstead office

100 High Street, Banstead, SM7 2NN
01737 362 362 | banstead@winkworth.co.uk

winkworth.co.uk/banstead

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See things differently.