



UPPER PINES, BANSTEAD, SURREY, SM7

£600,000

FREEHOLD

Winkworth





UPPER PINES

BANSTEAD, SURREY, SM7

A BRIGHT AND SPACIOUS THREE BEDROOM DETACHED BUNGALOW, WELL-PRESENTED THROUGHOUT, WITH AN ATTRACTIVE GARDEN

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. Chipstead Station offers services to London Bridge and Victoria.

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



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The property comprises; covered storm porch, hallway, a bright and spacious living room leading into the large conservatory which has a lovely view of the garden, an adjacent kitchen/breakfast room with some integrated appliances and breakfast bar, three well proportioned bedrooms and a family bathroom.

Outside, the well maintained paved frontage provides off street parking for at least 3 cars, and access to the attached tandem length garage. The beautiful secluded rear garden extends to approximately 72 feet, has a raised decking area and patio adjacent to the property, is mainly laid to lawn, and has a large selection of mature shrubs and hedges, and a delightful summer house.

The property also offers scope for further extension subject to the usual planning consents.

Upper Pines is a quiet desirable crescent off Pine Walk. The property has a slightly elevated position enjoying views across Chipstead Valley and the golf course beyond. The is a choice of well-regarded schools including Chipstead Valley Primary (currently rated outstanding) within walking distance. Both Chipstead and Woodmansterne Stations are just over half a mile away, with reliable services to London. Further shops and amenities are available in Banstead Village and Coulsdon, with frequent bus services providing routes to Epsom, Purley , and Croydon.

The area is also surrounded by some of Surrey's finest open green belt countryside, where fine walks, country pubs, and sporting pursuits such as golf, cycling, and horse riding can be enjoyed.

BANSTEAD OFFICE

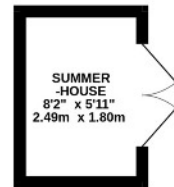
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AT A GLANCE...

- Covered Storm Porch
- Entrance Hall
- Living Room - 14'9" x 10'3" (4.50m x 3.12m)
- Kitchen - 19'1" x 9'8" (5.82m x 2.95m)
- Conservatory - 16'8" x 9'3" (5.08m x 2.83m)
- Bedroom 1 - 15'3" x 11'1" (4.65m x 3.38m)
- Bedroom 2 - 12'2" x 11'0" (3.71m x 3.35m)
- Bedroom 3 - 9'2" x 8'7" (2.79m x 2.62m)
- Family Bathroom - 8'0" x 6'4" (2.44m x 1.93m)
- Garage - 27'5" x 8'9" (8.36m x 2.67m)
- Rear Garden - 72' (21.95m) approximately
- Council Tax Band - F

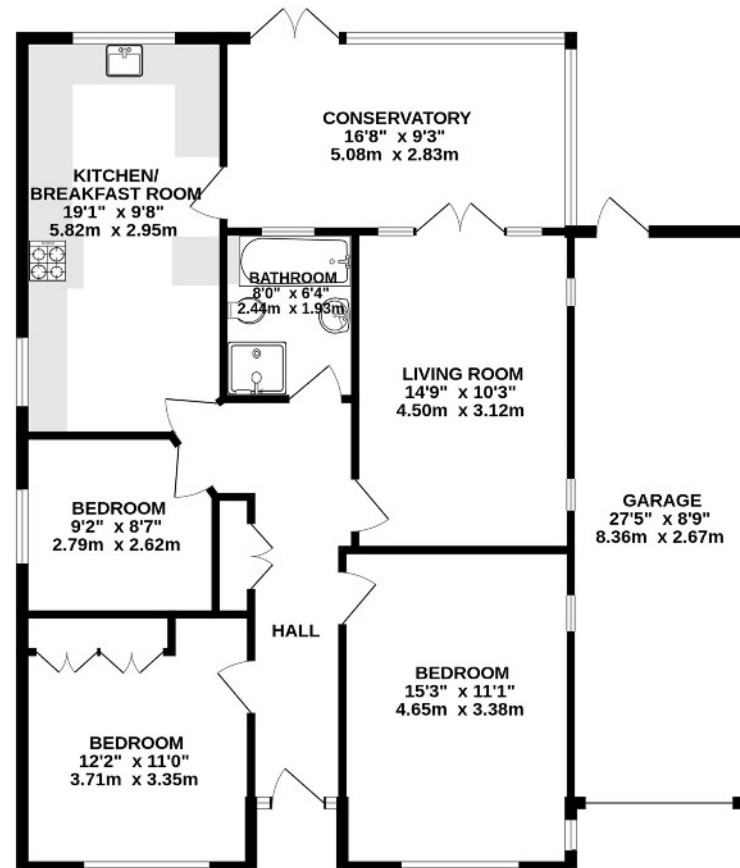






Upper Pines, Banstead,
INTERNAL FLOOR AREA
(APPROX.) 1290 sq ft/ 120.0 sq m
Excluding Summerhouse
Garden extends to 66 ft/ 20.12 sq m.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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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.
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