



Upper Pines, Banstead

The **PERSONAL** Agent

Offers In The Region Of £800,000 Freehold

- Chain Free
- Charming Detached Family Home
- Generous Mature Private Rear Garden
- Five Bedrooms
- Excellent Kitchen Breakfast Room
- Two Reception Rooms
- Cloakroom
- Master Bedroom With En-Suite
- Private Driveway & Garage
- Close To Local Village Amenities & Chipstead Train Station With London Connection

This delightful detached house presents an exceptional opportunity for those seeking a spacious and comfortable family home. The property features five generously sized bedrooms, providing ample space for family living or accommodating guests. The two inviting reception rooms are perfect for relaxation and entertaining, creating a warm and welcoming atmosphere.

The house boasts three modern bathrooms, ensuring that morning routines are efficient and hassle-free for all. With its attractive elevations reflecting the classic 1930s style, this home exudes character and charm, making it a truly special place to reside. The sizeable garden offers a wonderful outdoor space, ideal for children to play or for hosting summer gatherings with friends and family.

Practicality is also a key feature of this property, with a garage and off-street parking available for up to three vehicles, making everyday life that bit easier. Located on a premier road in an



elevated position, the property enjoys a peaceful setting while remaining conveniently close to local transport connections and highly regarded schools. This makes it an ideal choice for families seeking a harmonious balance of tranquillity and accessibility.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are looking for a family residence or a spacious retreat, this property in Upper Pines is not to be missed. Embrace the opportunity to create lasting memories in this charming home.

The property has a generous frontage with a good size private driveway and garage proving private parking, set in an excellent road of other similar aged houses.

There is a useful entrance porch and upon entering there is a generous feature hallway synonymous with the period and a staircase that gives access to the upper two floors. The accommodation of the ground floor flows impressively to a

neutral decor with a lounge to front, dining room to the rear and an attractive kitchen/breakfast room to the rear. The first floor offers four good sized bedrooms serviced by a main bathroom and to the second floor there is a good sized double bedroom with an en-suite. There is large private mature rear garden perfect for those long summer days and quiet evenings.

Ideally situated for the local amenities of Woodmansterne Village whilst the vibrant Banstead Village High Street is just a short drive away offering a variety of independent shops, cafes, restaurants and supermarkets, and local bus services. For the commuter, Chipstead train station provides good regular services into London Victoria or London Bridge. Families are also well catered for with several high regarded schools within the immediate catchment area. Those who enjoy the outdoors will appreciate the proximity to Banstead Woods and the surrounding countryside, perfect for weekend walks and cycling.

Tenure- Freehold
Council Tax Band-G

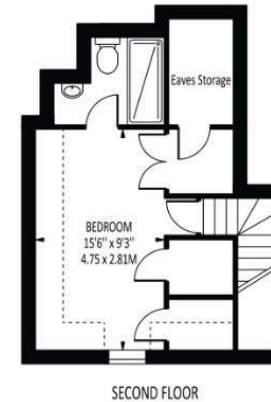
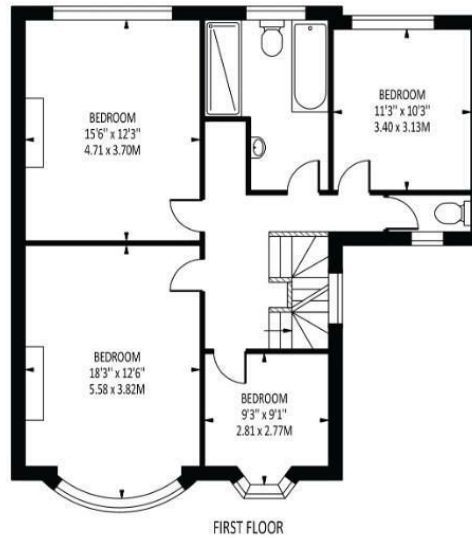
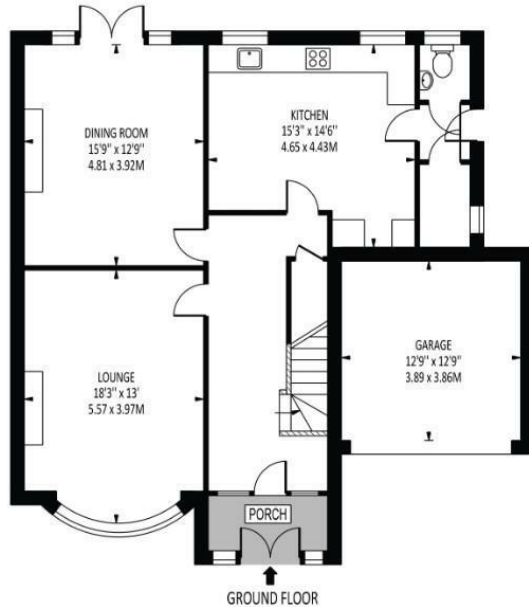




The PERSONAL Agent

Upper Pines

Total Area: 2338 SQ FT • 217.24 SQ M
(Including Eaves Storage, Restricted Height Area, Garage & Summer House)
Eaves Storage & Restricted Height Area : 83 SQ FT • 7.72 SQ M
Garage Area : 162 SQ FT • 15.02 SQ M
Summer House Area : 99 SQ FT • 9.18 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		42	74
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

