



Pine Walk, Banstead

The **PERSONAL** Agent

# Asking Price £675,000

## Freehold

- 1389 sq ft extended property
- Three bedroom semi detached house
- Two reception rooms
- 12' x 11'1 Kitchen
- Downstairs cloakroom
- 86 ft Southerly landscaped rear garden
- Filtered swimming pool
- Detached garage



The Personal Agent are delighted to offer for sale this 1389 sq ft three bedroom extended semi detached property situated in a quiet residential location.

The property benefits from a detached garage and a 86 ft rear southerly aspect garden with a swimming pool.

Pine walk is in a popular residential area surrounded by countryside yet occupying a convenient location just a short drive from Banstead and Coulsdon with their wide

range of shopping facilities, supermarkets, restaurants and café although there is a convenience store and a pub within walking distance.

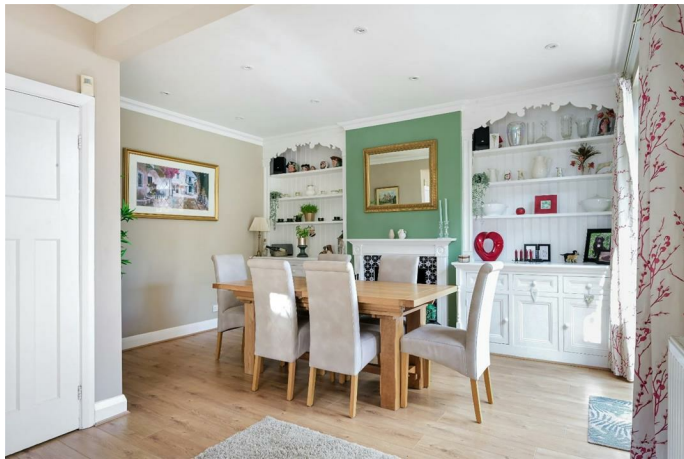
The property has an enclosed porch, hallway, cloakroom, lounge, dining room, breakfast room and kitchen. On the first floor are three bedrooms and a bathroom.

Outside to the rear is a 86 ft southerly aspect landscaped garden with a filtered swimming pool, and a detached garage with driveway.

Both Woodmansterne and Chipstead stations are within close proximity and provide services to London (London Bridge from 39 and 42 minutes and Victoria from 44 and 47 minutes respectively) together with bus routes serving the local area.

Woodmansterne Primary School is within a mile away and Banstead Woods can also be found close by.

Tenure - Freehold  
Council tax band - E



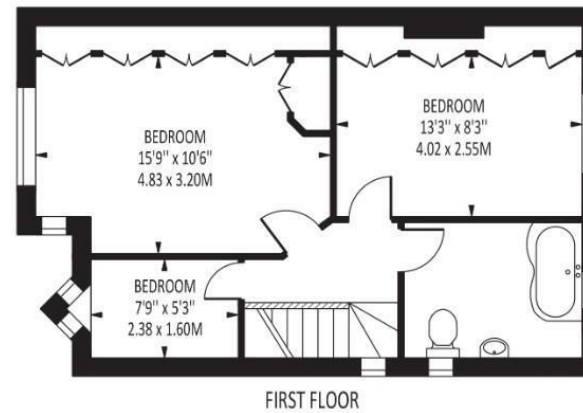
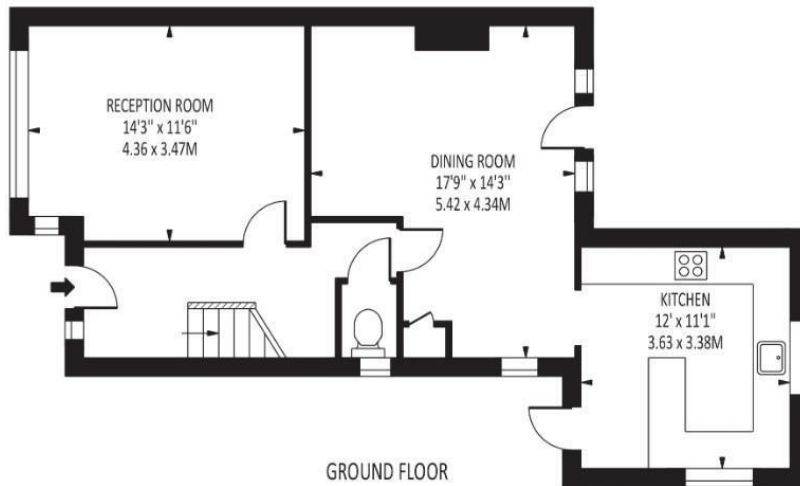
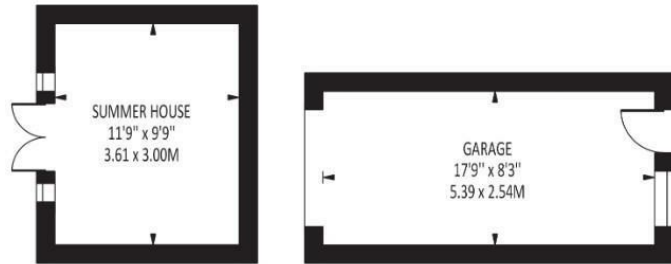


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## Pine Walk

Total Area: 1389 SQ FT • 129.08 SQ M  
(Including Garage & Summer House)  
Garage Area : 147 SQ FT • 13.69 SQ M  
Summer House Area : 117 SQ FT • 10.83 SQ M



GROUND FLOOR

FIRST FLOOR

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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 66      | 79        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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**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.

