



Upper Pines, Banstead

The **PERSONAL** Agent

Offers In Excess Of £800,000 Freehold

- 1674 sq ft property
- Five bedroom detached house
- 15'1 x 13'11 Living room
- 24'4 x 14'5 Kitchen/dining room
- Utility room
- Downstairs shower room
- 19'9 x 7'9 Integral Garage
- Driveway for ample parking
- No onward chain

The Personal Agent are delighted to offer for sale this 1674 sq ft detached five bedroom extended property. The property benefits from a 15'1 x 13'11 Living room and a 24'4 x 14'5 Open plan kitchen/diner with access to a utility and downstairs shower room.

The property comprises of a porch leading to a hallway, Off the hallway is access to the 15'1 x 13'11 Living room, 24'4 x 14'5 Kitchen/dining room which leads to a utility room and downstairs shower room. Plus



patio doors to the rear garden. Also from the hallway is access to the garage. On the first floor there are five bedrooms and a main bathroom. Rear garden benefits from a patio area with rest laid to lawn with an array of flowers and shrubs. Driveway to the front for ample parking.

Upper Pines is a highly desirable crescent located just off Pine Walk, There is a choice of good local schooling in the vicinity including Chipstead Valley Primary school 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 Town, with bus services available providing routes including Epsom, Purley and Croydon.

Tax Band F
Tenure: Freehold





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Total Area: 1674 SQ FT • 155.55 SQ M
(Including Garage)
Garage Area : 153 SQ FT • 14.17 SQ M



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) A | | 81 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 58 | 58 |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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.

