

Pine Walk Banstead, Surrey SM7 3PY

Located in a desirable residential area within easy access of both local shops and mainline station, this substantial three bedroom semi detached property offers off street parking, two good sized reception rooms, garage and outdoor office alongside attractive rear gardens. SOLE AGENTS. NO ONWARD CHAIN

£630,000 - Freehold



FRONT DOOR

Replacement front door with windows either side under recess canopy with outside light, giving access through to the:

ENTRANCE HALLWAY

5.00m x 1.96m (16'5 x 6'5)

Stairs rising to the first floor with attractive balustrade. Dado rail. Radiator. Wall light. Understairs storage cupboard.

DOWNSTAIRS WC

Low level WC. Pedestal wash hand basin and further space for washing machine with eye level cupboards. Window to the side. Radiator. Tiled floor. Dado rail.

LOUNGE

4.09m x 4.78m (13'5 x 15'8)

Measured into an attractive bay window to the front. Further window to the side. Coving. 2 x radiators. Fireplace feature with ornate wooden surround with inset gas flame effect fire.

DINING ROOM

4.09m x 4.09m (13'5 x 13'5)

2 x radiators. Coving. Dado rail. Wall lights. Full height glazed doors with windows either side and above enjoying a pleasant outlook over the property's rear garden.

KITCHEN/BREAKFAST ROOM

2.95m x 3.18m (9'8 x 10'5)

Fitted with a modern range of wall and base units comprising of roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with spaces for dishwasher and cooker. Range of eye level cupboards, one of which houses the gas central heating boiler. Extractor. Part tiled walls. Window to the rear and part glazed door to the rear. Radiator.

FIRST FLOOR ACCOMMODATION

GENEROUS LANDING

Reached by a turn staircase with obscured glazed window to the side. Dado rail. Overstairs storage cupboard with shelving.

BEDROOM ONE

4.60m x 3.68m (15'1 x 12'1)

Measured into bay window to the front. Window to the side. Radiator. Wall lights. Picture rail

BEDROOM TWO

4.17m x 3.51m (13'8 x 11'6)

Window to rear. Radiator. Built in wardrobes. Dressing table. Storage shelf.

BEDROOM THREE

2.74m x 2.44m (9'0 x 8'0)

Window to front. Radiator.

RE-FITTED BATHROOM

Panel bath with independent shower above and concertina glass shower screen. Wash hand basin with mixer tap and vanity cupboards below. Low level WC with concealed cistern. Airing cupboard. Dado rail. Radiator. Obscured glazed window to the rear. Part tiled walls. Tiled floor.

OUTSIDE

FRONT

Driveway providing off street parking for two vehicles and well maintained flower/shrub borders. There is a low rise brick retaining wall marking the front and side boundaries. Here you can access the front door via low rising steps with wrought iron balustrade. To the side of the property there is shared driveway which gives access to the:

SINGLE GARAGE

Under a pitch tiled roof with metal up and over door to the front. Power and front. Security lighting to the front.

There is a wooden garden gate which gives access to the:

FEATURE REAR GARDEN

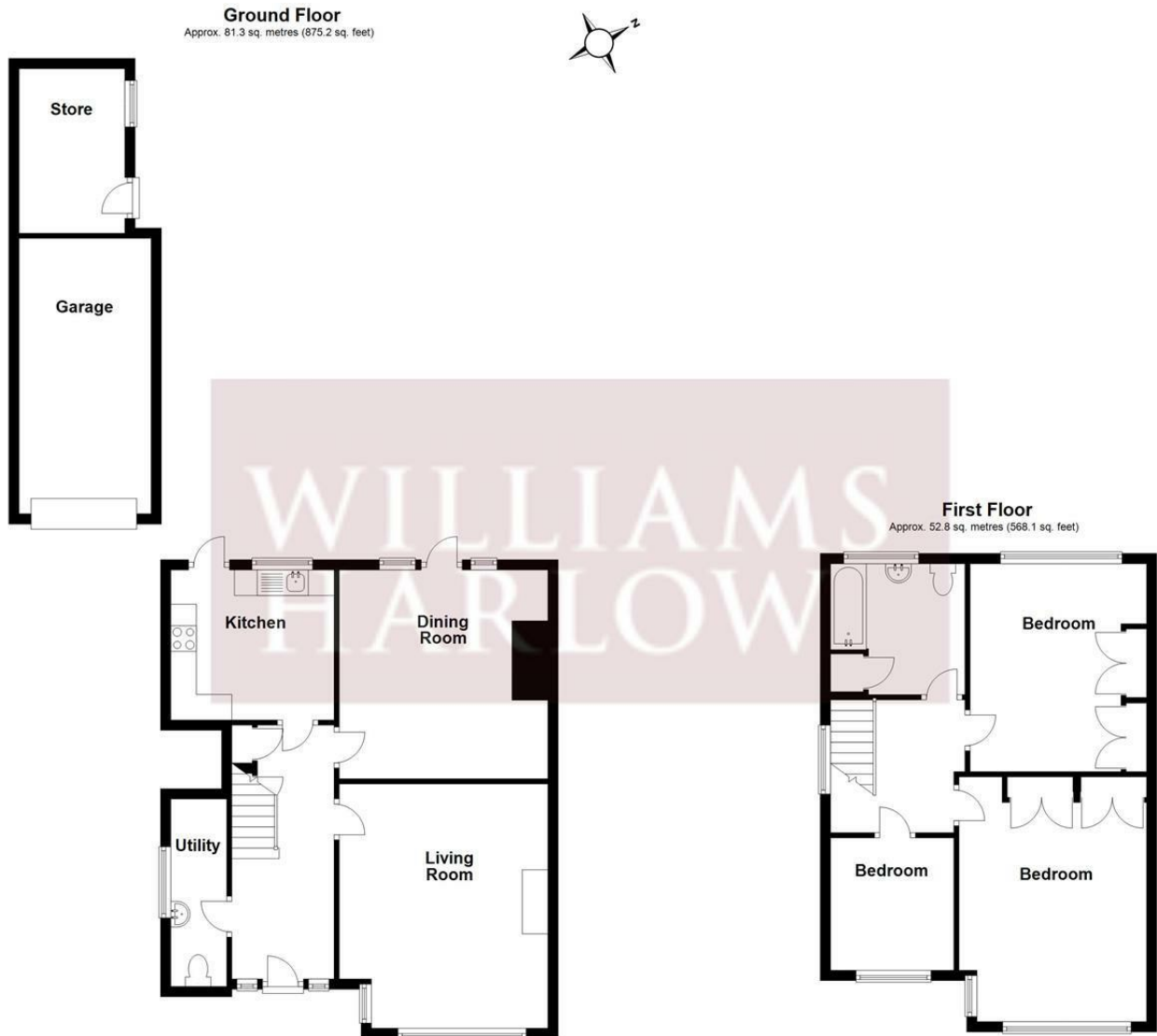
28.04m length approximately (92'0 length approximately)
There is a patio expanding the immediate rear width of the property with low rising brick wall with steps up to a small area of lawn flanked by mature flower/shrub borders where there is an outside tap and outside lighting. There are further low rising steps leading to the rear of the garden where there is a large area of lawn flanked by mature flower/shrub borders and some mature trees. The garden enjoys a good degree of privacy. A wooden garden shed.

OUTDOOR BRICK BUILT STORE/OFFICE

2.18m x 3.15m (7'2 x 10'4)

Accessed via a part glazed door. Power and lighting. Further window to the side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		