

Pine Walk Banstead, Surrey SM7 3QA

An opportunity to acquire a sympathetically extended attractive three bedroom semi detached property with garage to the side and plentiful parking to the front. There is a feature kitchen/breakfast room to the rear and an attractive rear garden. The property has a wealth of character features throughout and is well served by local shops at both Chipstead Station Parade and Rectory Lane, as well as mainline rail services at Woodmansterne and Chipstead. **SOLE AGENTS**

Asking Price £635,000 - Freehold



FRONT DOOR

Hardwood front door with inset window and stain glass window to the side under a pitch tiled canopy with outside light, tiled threshold and giving access through to the:

ENTRANCE HALL

5.11m x 1.88m (16'9 x 6'2)

Stairs rising to the first floor. Understairs storage cupboard. Exposed wooden flooring. Coving. Picture rail. Radiator.

DOWNSTAIRS WC

Low level WC. Corner mounted wash hand basin. Obscured glazed window to the side. Fully tiled walls and tiled floor.

LOUNGE

3.48m x 4.37m (11'5 x 14'4)

An attractive room with bay window to the front and a feature fireplace with wooden surround with inset log burner. Exposed wooden flooring. Radiator. Wall lights. Archway opening through to:

DINING ROOM

4.39m x 3.25m (14'5 x 10'8)

Continuation of the exposed wooden flooring. 2 x radiators. Fireplace feature. From here you can access the:

UTILITY ROOM

2.31m x 2.16m (7'7 x 7'1)

Wooden work surfaces with a Belfast sink with mixer tap. Below which there are spaces for two domestic appliances. Quarry tiled floor. Eye level cupboards. Downlighters. From here there are steps down to a:

SIDE LOBBY

2.51m x 1.68m (8'3 x 5'6)

Tiled floor. Part glazed door giving access to the rear garden. Radiator.

KITCHEN/BREAKFAST ROOM

7.14m x 2.67m (23'5 x 8'9)

A sympathetic extension to the property which comprises of a range of wood fronted units with granite work surfaces. Dual fuel range cooker with extractor above. A comprehensive range of cupboards and drawers below the work surface with space for a dishwasher. Eye level cupboards. Tiled floor. Velux window to the rear. Double opening french doors to the rear with windows either side and an additional window all enjoying a pleasant outlook over the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase with window to the side. Access to loft void.

BEDROOM ONE

4.88m x 3.53m (16'0 x 11'7)

Measured into bay window to the front. Radiator. Coving. Fireplace feature.

BEDROOM TWO

4.01m x 3.25m (13'2 x 10'8)

Window to rear enjoying a pleasant outlook over the rear garden. Radiator. Coving.

BEDROOM THREE

2.46m x 1.88m (8'1 x 6'2)

Oriel bay window to the front. Radiator. Coving.

RE-FITTED BATHROOM

White suite. Large panel bath with wall mounted mixer tap. Low level WC. Wash hand basin with mixer tap. Fully enclosed shower cubicle. Fully tiled walls and tiled floor. Obscured glazed window to the rear. Downlighters. Heated towel rail. The bathroom benefits from underfloor heating.

OUTSIDE

FRONT

Principally laid to a herringbone brick driveway suitable for parking two vehicles off street. There are flower and shrub borders. Here you can access the property's front door. Wooden garden gate between the house and garage which gives useful access to the rear garden.

GARAGE

4.75m x 2.57m (15'7 x 8'5)

Up and over door to the front. All under a pitch tiled roof. Power and lighting. Connecting door to the rear.

SIDE AREA

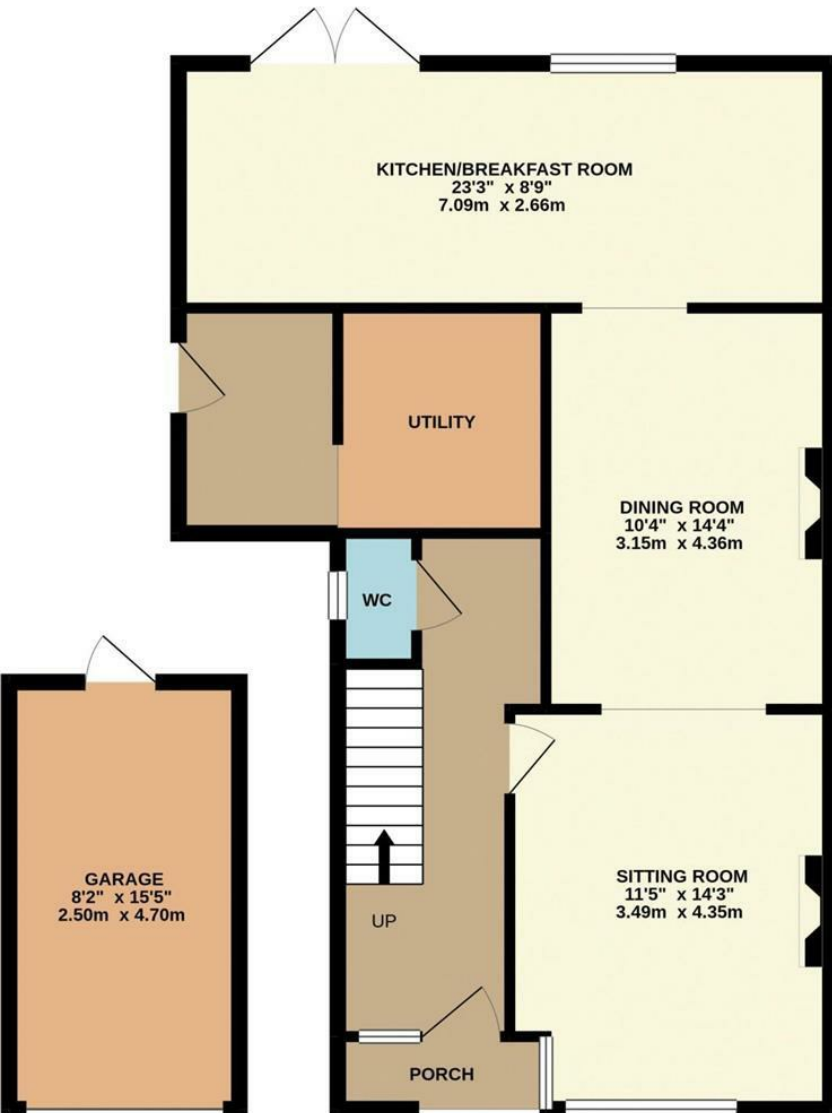
There is a paved side area accessible from the side lobby which benefits from an outside tap and outside lighting. This area gives way to the:

REAR GARDEN

There is a patio expanding the immediate rear width of the property with outside lighting which looks out over the remainder of the garden which is laid to lawn with well stocked flower/shrub borders. Towards the end of the garden there is a good sized wooden garden shed.



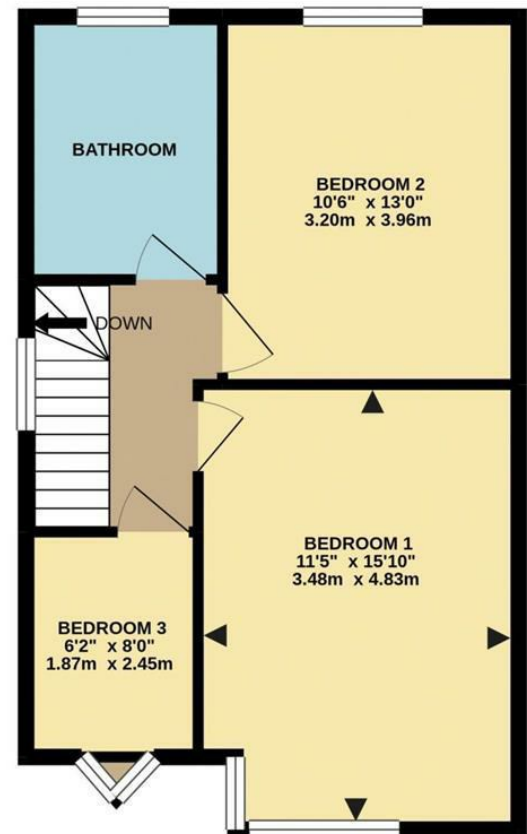
GROUND FLOOR



TOTAL FLOOR AREA: 1235 sq.ft. (114.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		64
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		