

Upper Pines, Banstead, Surrey

Offers In Excess Of £749,999 - Freehold

5 2 2

WILLIAMS HARLOW










Please Take Off
Your Choos
When it rains
look for Rainbows
when it's dark
look for Stars













This impressive extended five-bedroom detached house offers a perfect blend of space and modern living. Ideal for families, the property is conveniently located near excellent local schools and mainline stations, making commuting a breeze.

Upon entering, you are welcomed by two spacious reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the open plan kitchen/diner, which is perfect for family gatherings and social occasions. The kitchen is designed with functionality in mind, allowing for a seamless flow between cooking and dining.

The property boasts five well-proportioned bedrooms, providing plenty of room for family members or guests. Additionally, there are two bathrooms, ensuring convenience for busy mornings. A downstairs shower room adds to the practicality of the home.

Outside, the large garden offers a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. The property also features off-street parking for up to four vehicles, a significant advantage in this desirable location. Furthermore, the inclusion of a garage adds extra storage or potential for a workshop.

This chain-free property presents an excellent opportunity for those looking to settle in a vibrant community. With its generous living space and prime location, this home is not to be missed.

## ENTRANCE PORCH
Enclosed porch with double glazed door and windows to the side. Tiled floor. Giving access through to:

## FRONT DOOR
Giving access through to:

## ENTRANCE HALL
Staircase to the first floor. Radiator. Understairs storage cupboard housing fuse board and meters. Alarm control panel. Wood effect flooring.

## LOUNGE
4.65m x 4.24m (15'3" x 13'11")
Double glazed bay window to the front. Radiator. Coving. Inset log burner, wooden mantle and marble hearth.

## KITCHEN/DINING ROOM
4.39m x 7.52m (14'5" x 24'8")

## DINING AREA
( )
Double glazed patio doors leading to the rear garden. Downlighters. Contemporary wall mounted radiator. Wood effect flooring.

## KITCHEN AREA
( )
Roll edge work surface incorporating a stainless steel drainer. A comprehensive range of cupboards below the work surface including integral Bloomberg dishwasher and fridge. 2 x mid-level Bosch double electric ovens and a four ring Bosch gas hob with extractor above. A range of eye level cupboards. Double glazed window to the rear. Continuation of the wood effect flooring. Door giving access through to the:

## UTILITY AREA / LOBBY
3.42 x 1.20 (11'2" x 3'11")
Sink and eye level cupboards. Giving access to the:

## DOWNSTAIRS WC/SHOWER
Low level WC. Wash hand basin with storage below. Enclosed shower cubicle with power shower. Radiator. Obscured double glazed window to the side. Fully tiled walls and tiled floor. Extractor.

## FIRST FLOOR ACCOMMODATION

## LANDING
Obscured glazed window to the side. Access to loft. Large airing cupboard with water tank and shelving for storage.

## BEDROOM ONE
4.19m x 3.63m (13'9" x 11'11")
Built in wardrobes. Double glazed window to the front. Radiator.

## BEDROOM TWO
4.09m x 3.56m (13'5" x 11'8")
Built in wardrobes. Radiator. Double glazed window to the rear.

## BEDROOM THREE
3.96m x 2.34m (13" x 7'8")
Double glazed window. Radiator.

## BEDROOM FOUR
3.31 x 2.34 (10'10" x 7'8")
Double glazed window to the rear. Radiator.

## BEDROOM FIVE
2.51m x 2.36m (8'3" x 7'9")
Double glazed window. Radiator.

## BATHROOM

## FAMILY BATHROOM
Panel bath. Low level WC with concealed cistern and storage to the side. Heated towel rail. Walk in shower. Wash hand basin with storage below. 2 x obscured glazed windows to the rear. Downlighters. Extractor.

## OUTSIDE

## FRONT
Driveway providing off street parking for approximately three vehicles and to the side an area of level lawn with flower borders.

## GARAGE/UTILITY AREA
5.74 x 2.34 (18'9" x 7'8")
Accessed via metal up and over door. Power and lighting. Newly replaced wall mounted gas boiler. An area at the rear of the garage is used as an utility and has plumbing and spaces for washing machine and tumble drier.

## REAR GARDEN
There is a large patio area immediately to the rear of the property with a step down to the remainder of the garden which is mainly laid to lawn with mature shrub and herbaceous borders. Useful side gate giving access to the front of the property.

## COUNCIL TAX
Reigate & Banstead Borough Council BAND F £3691.80 2026/27

## ENHANCEMENT & STAGING DISCLAIMER
Please note that some of the photographs featured within these particulars may have been digitally enhanced, edited or virtually staged to improve their presentation. This may include adjustments to lighting, colour, landscaping, the removal of vehicles or other objects, and the addition or alteration of furnishings. Such images are provided for illustrative purposes only and may not represent the property's exact current appearance. Prospective purchasers are advised to satisfy themselves as to the property's actual condition, layout and surroundings through personal inspection.



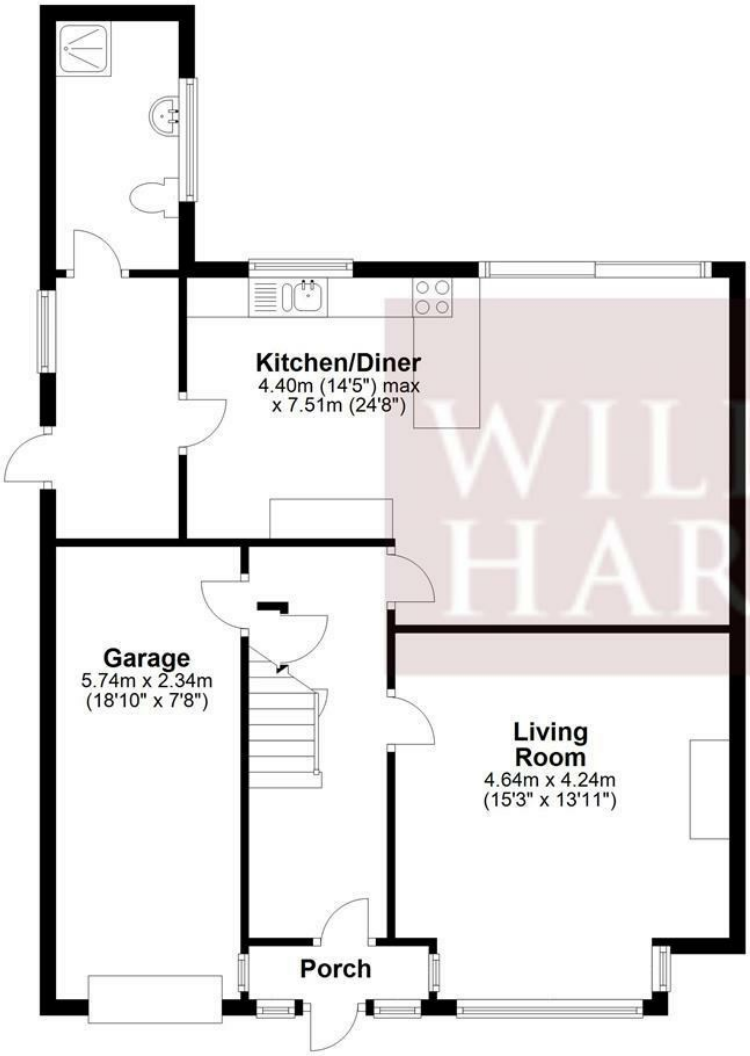
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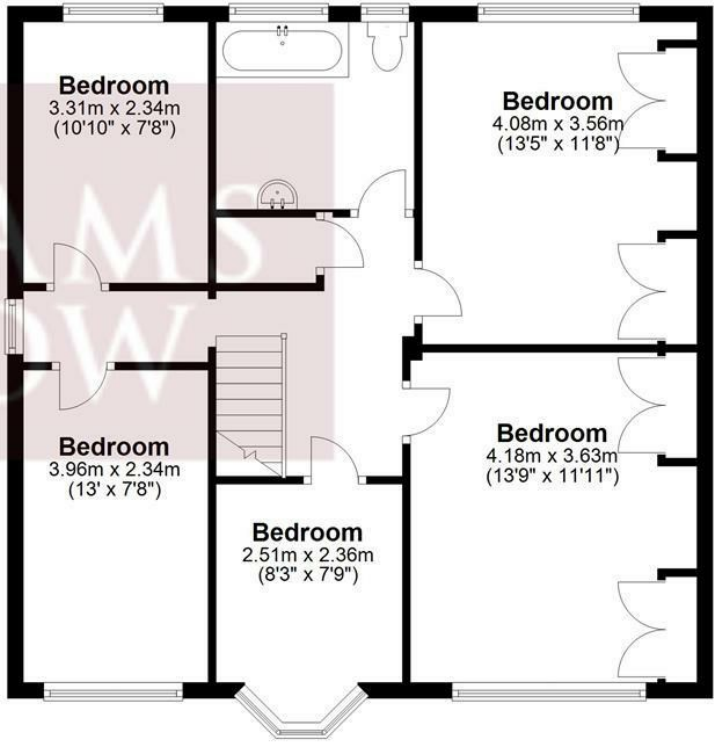
## Ground Floor

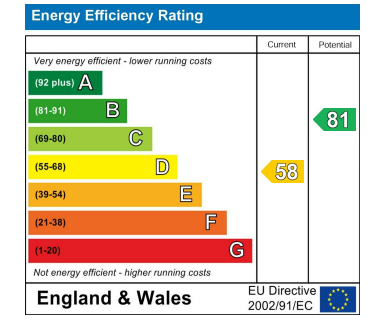
Approx. 84.4 sq. metres (909.0 sq. feet)




## First Floor

Approx. 71.9 sq. metres (773.4 sq. feet)




Total area: approx. 156.3 sq. metres (1682.4 sq. feet)