

## Pine Walk

### Banstead, Surrey SM7 3PY

An opportunity to acquire a characterful 1930's semi detached home in a highly desirable residential road with a rear garden extending to approximately 88 ft. The property does require some internal modernisation but does afford the potential purchaser the opportunity to extend and adapt to their own requirements. The property has three good sized bedrooms, two reception rooms and a garage. All is within easy reach of good local schools, Chipstead Station Parade with local shops and main line rail services direct to London. NO ONWARD CHAIN.

**Offers Over £600,000 - Freehold**



## FRONT DOOR

Original front door with stain glass windows either side into arch recess, giving access through to the:

## ENTRANCE HALL

Turn staircase rising to the first floor. Radiator. Thermostat for the central heating.

## SITTING ROOM

Window to the front which returns to the side. Original fireplace feature. Radiator. Coving. From here there is a part glazed door which gives access to the:

## DINING ROOM

Also accessible from the entrance hall. Bay to the rear with windows and full height glazed doors. Radiator.

## KITCHEN/BREAKFAST ROOM

Well fitted with a range of wall and base units with wood trim work surfaces incorporating 1 1/2 bowl sink drainer with mixer tap. Space for two domestic appliances. Fitted oven and grill. Surface mounted gas hob with extractor above. Gas central heating boiler with time clock and switch gear nearby. The room is of triple aspect, 2 obscured glazed windows to the front and side and further window to the rear. Large understairs larder cupboard.

## FIRST FLOOR ACCOMMODATION

### LANDING

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

### BEDROOM ONE

Window to the front with views to the valley. Radiator.

### BEDROOM TWO

Window to the rear with fine view overlooking the rear garden. Radiator.

### BEDROOM THREE

Window to the front. Radiator. Wash hand basin with mixer tap and tiled splashback.

## BATHROOM

Panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Airing cupboard. Radiator. Shaver point. Obscured glazed window to the rear. Part tiled walls.

## SEPARATE WC

Obscured glazed window to the rear. Radiator.

## OUTSIDE

### FRONT

There is an attractive front garden comprising of an area of level lawn with a low rise brick retaining wall, flower/shrub borders and a pathway that provides access to the front door.

## DRIVEWAY

There is a shared driveway to the side of the property which gives access to the:

## GARAGE

Under a pitch tiled roof with double opening doors to the front.

## REAR GARDEN

26.82m x 9.50m approximately (88'0 x 31'2 approximately)

There is a patio immediately to the rear. Gate which gives access to the driveway. The garden is laid to principally three tiers. The first being laid to level lawn flanked by flower/shrub borders with steps up to a further area of lawn with a sweeping pathway with well stocked flower/shrub borders. The final tier there is a vegetable growing area with a greenhouse. The garden offers a good degree of privacy.

## COUNCIL TAX

Reigate & Banstead BAND E £2.859.20 2024/25

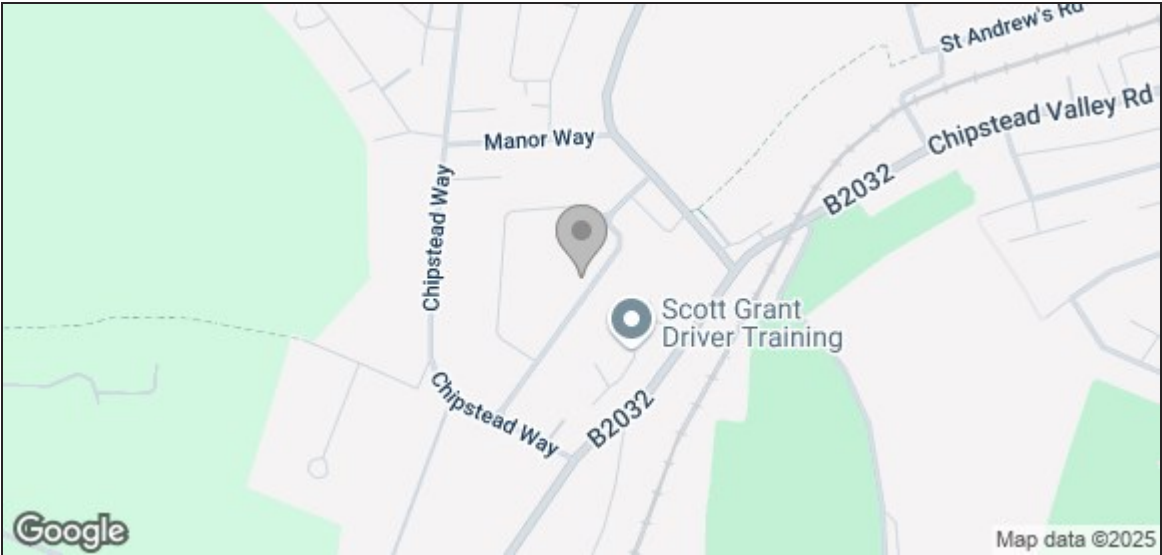
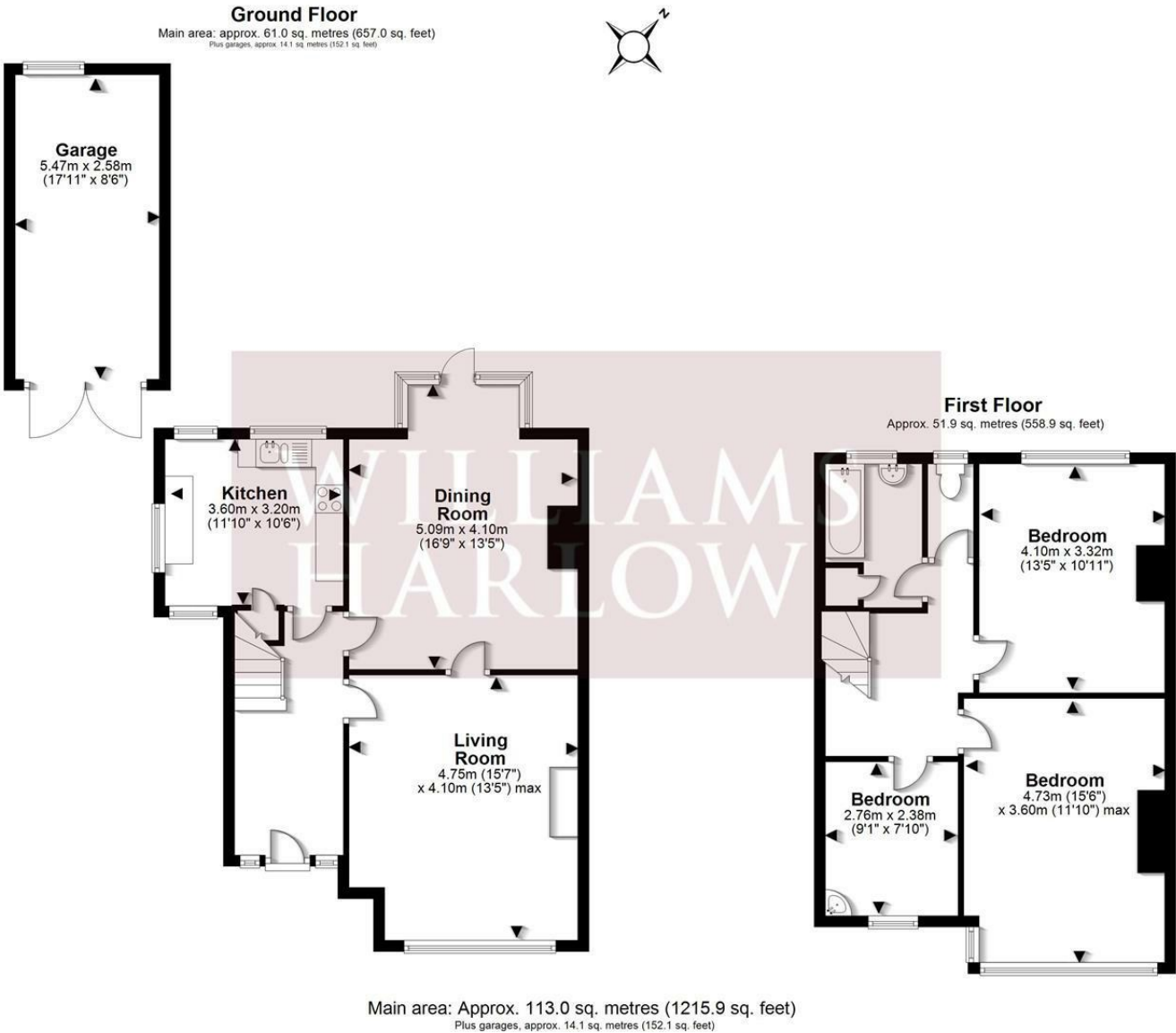






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WILLIAMS  
HARLOW



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</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		
England & Wales		EU Directive 2002/91/EC