



**Price**  
**£650,000**

**Freehold**

3x  2x  2x 

**Pine Walk, Banstead,  
Surrey, SM7**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Larger than average family home
- Located on popular residential road
- Walking distance to Chipstead Valley Primary School
- Mature sunny garden, garage and driveway for 3 cars
- Loft room, ideal for conversion subject to planning permission

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Lounge: 15'2 x 13'5 (4.63m x 4.09m)
- Dining Room: 13'5 x 13'5 (4.09m x 4.09m)
- Conservatory: 12'7 x 8'0 (3.84m x 2.44m)
- Shower Room
- Kitchen: 14'9 x 10'4 (4.50m x 3.15m)

### FIRST FLOOR

- Landing
- Bedroom 1: 15'6 x 10'8 (4.73m x 3.25m)
- Bedroom 2: 10'7 x 10'3 (3.23m x 3.13m)
- Bedroom 3: 9'2 x 8'0 (2.80m x 2.44m)
- Bathroom
- Toilet

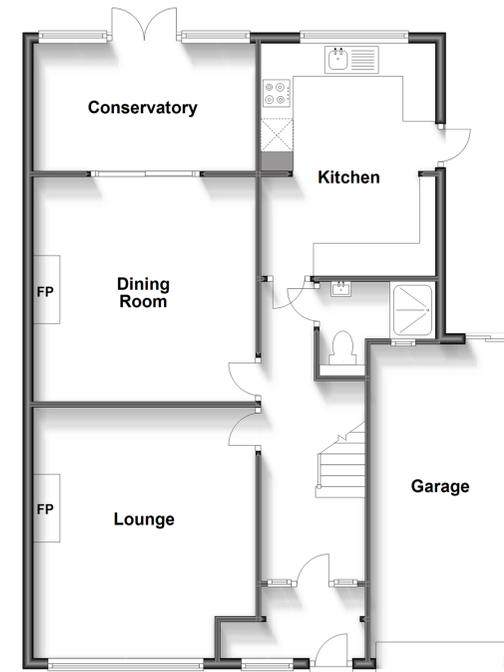
### SECOND FLOOR

- Loft Room

### OUTSIDE

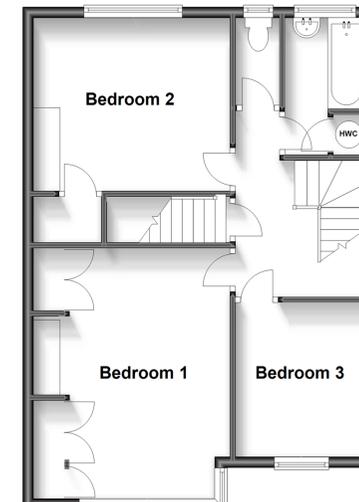
- Driveway
- Garage
- Front and Rear Garden

**Ground Floor**  
Approx. 93.3 sq. metres (1004.6 sq. feet)



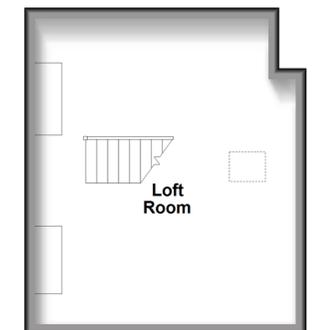
**First Floor**

Approx. 52.8 sq. metres (568.6 sq. feet)



**Second Floor**

Approx. 26.8 sq. metres (288.5 sq. feet)



**Call Banstead - 01737 352233 ■ cubittandwest.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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