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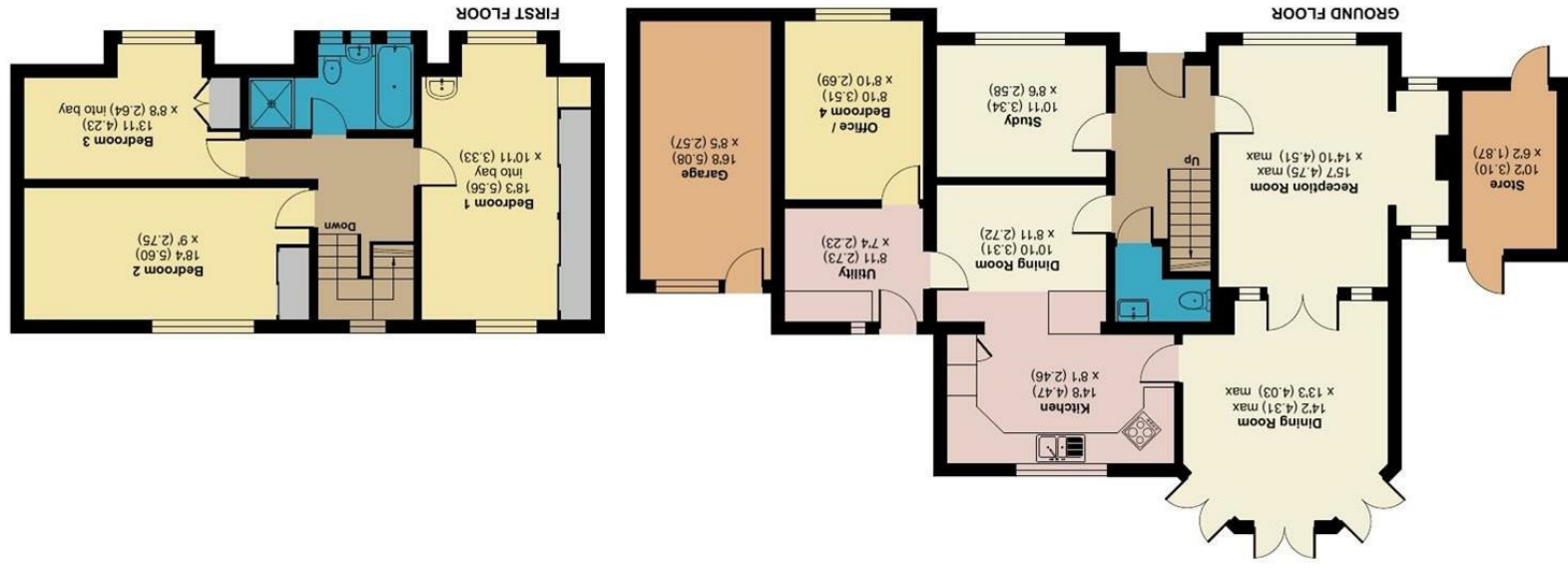
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RICS

The Property Ombudsman

CHRISTIES

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rchecomm 2025. REF: 1349106



Approximate Area = 1627 sq ft / 151.1 sq m
 Garage = 140 sq ft / 13 sq m
 Outbuilding = 62 sq ft / 5.7 sq m
 Total = 1829 sq ft / 169.8 sq m

Gilhams Avenue, Banstead, SM7

For identification only - Not to scale



CHRISTIES



GILHAMS AVENUE, BANSTEAD SM7 1QR

GUIDE PRICE £1,000,000

GUIDE PRICE £1,000,000 - £1,100,000

SITUATED IN THE CHARMING AREA OF GILHAMS AVENUE, BANSTEAD, THIS SPLENDID, DETACHED CHARACTER HOME OFFERS A PERFECT BLEND OF COMFORT AND ELEGANCE. WITH UP TO FOUR SPACIOUS RECEPTION ROOMS, THIS PROPERTY PROVIDES AMPLE SPACE FOR BOTH RELAXATION AND ENTERTAINING. THE WELL-APPOINTED LAYOUT ENSURES THAT EACH ROOM FLOWS SEAMLESSLY INTO THE NEXT, CREATING AN INVITING ATMOSPHERE FOR FAMILY GATHERINGS OR SOCIAL EVENTS.

THE RESIDENCE BOASTS FOUR EXCELLENT BEDROOMS, MAKING IT AN IDEAL HOME FOR FAMILIES OR THOSE SEEKING EXTRA SPACE. EACH BEDROOM IS DESIGNED TO PROVIDE A PEACEFUL RETREAT, ENSURING RESTFUL NIGHTS AND REJUVENATING MORNINGS. THE BATHROOM IS CONVENIENTLY LOCATED, CATERING TO THE NEEDS OF THE HOUSEHOLD WITH EASE.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE SWEEPING FRONT DRIVEWAY OFFERING GENEROUS PARKING AND CREATING A GREAT FIRST IMPRESSION TO VISITORS AND GUESTS. THIS IS A RARE FIND IN THE AREA, OFFERING CONVENIENCE FOR FAMILIES WITH MULTIPLE CARS OR FOR HOSTING FAMILY EVENTS.

GILHAMS AVENUE IS A DESIRABLE LOCATION, KNOWN FOR ITS FRIENDLY COMMUNITY AND PROXIMITY TO LOCAL AMENITIES, SCHOOLS, AND CUDDINGTON GOLF CLUB. THIS HOME PRESENTS AN EXCELLENT OPPORTUNITY FOR THOSE LOOKING TO SETTLE IN A TRANQUIL YET ACCESSIBLE NEIGHBOURHOOD.

IN SUMMARY, THIS DETACHED HOUSE ON GILHAMS AVENUE IS A REMARKABLE FIND, COMBINING SPACIOUS LIVING AREAS, AMPLE BEDROOMS, AND GENEROUS PARKING. IT IS A PERFECT CHOICE FOR ANYONE SEEKING A COMFORTABLE AND STYLISH FAMILY HOME IN BANSTEAD.

- ATTRACTIVE CHARACTER DETACHED FAMILY HOME IN DESIRABLE LOCATION
- FOUR BEDROOMS, INCLUDING A GROUND FLOOR BEDROOM IDEAL FOR OLDER FAMILY MEMBERS AND GUESTS
- TREMENDOUS SCOPE FOR EXTENSION (S.T.P.P)
- COUNCIL TAX BAND G
- EPC RATING C

