



GREAT ELLSHAMS, BANSTEAD, SURREY, SM7

OFFERS IN EXCESS OF **£850,000**

FREEHOLD

Winkworth





GREAT ELLSHAMS

BANSTEAD, SURREY, SM7

**A BRIGHT AND SPACIOUS FOUR BEDROOM
DETACHED HOUSE, WITH GARAGE, SET IN A
QUIET CUL DE SAC.**

Great Ellshams is a very sought after location because of its quiet nature, and the fact it is conveniently located within easy reach of Banstead High Street, which offers a comprehensive range of shops including a Waitrose Supermarket and M&S Simply Food.



GREAT ELLSHAMS

BANSTEAD, SURREY, SM7

Offered to the market with *NO ONWARD CHAIN* this detached property offers flexible accommodation and comprises entrance porch, spacious hallway, study, utility room, a large L-shaped, double aspect living/dining room with sliding doors opening to the rear garden, cloakroom and a kitchen/breakfast room which also has access to the rear garden.

On the first floor the main bedroom has fitted wardrobes and an en-suite shower room. There are three further bedrooms, two with fitted wardrobes, and a family shower room.

Outside, the frontage is open plan and lawned. The driveway provides off road parking and leads to the attached garage which has power and lighting. Side access leads to the secluded westerly facing rear garden which has a lawned area and corner patio, ideal for alfresco dining.

The property benefits from no onward chain and has both gas heating and double glazing throughout.

Viewing is recommended to fully appreciate this property.



BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Hall
- Downstairs WC
- Living/Dining Room - 22'2" x 20'0" (6.76m x 6.10m)
- Kitchen/Breakfast Room - 17'2" x 14'11" (5.24m x 4.55m)
- Study - 8'6" x 8'0" (2.59m x 2.44m)
- Utility Room
- Bedroom 1 - 16'8" x 9'3" (5.08m x 2.82m)
- En-suite
- Bedroom 2 - 12'3" x 9'4" (3.73m x 2.84m)
- Bedroom 3 - 9'10" x 8'3" (3.00m x 2.51m)
- Bedroom 4 - 8'10" x 7'9" (2.69m x 2.36m)
- Shower Room - 7'0" x 6'0" (2.13m x 1.83m)
- Garage - 17'0" x 8'0" (5.18m x 2.44m)
- Rear Garden - 40' (12.19m) approximately
- Council Band G

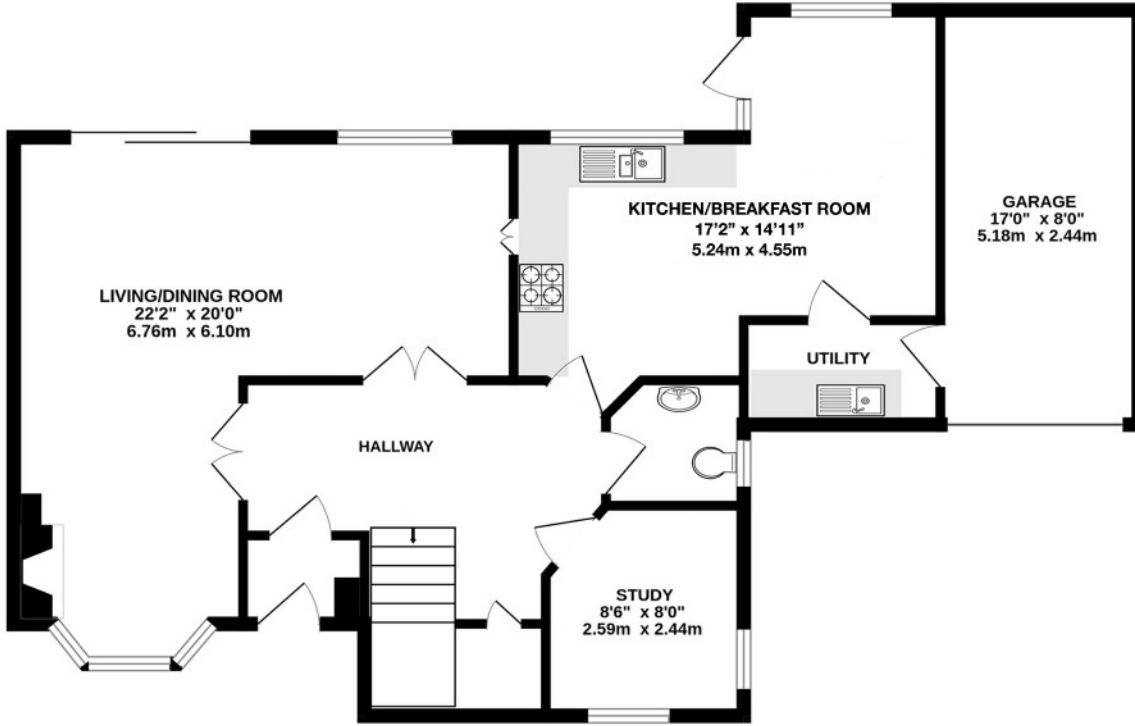




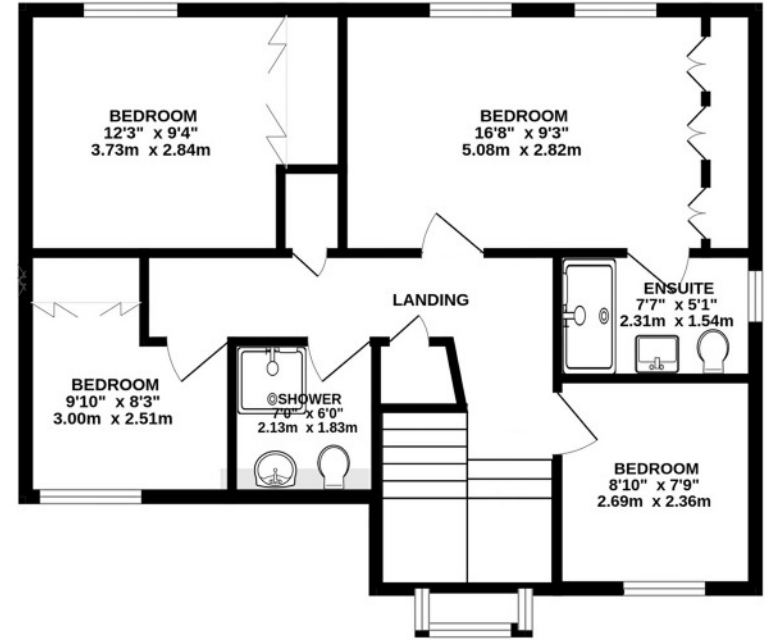
Great Ellshams, Banstead SM7 2BA

INTERNAL FLOOR AREA (APPROX.) 1550 sq ft/ 144.0 sq m

Garden extends to 40' (12.19m) approx.



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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See things differently.