



GILHAMS AVENUE, BANSTEAD, SURREY, SM7

£1,395,000 FREEHOLD

Winkworth



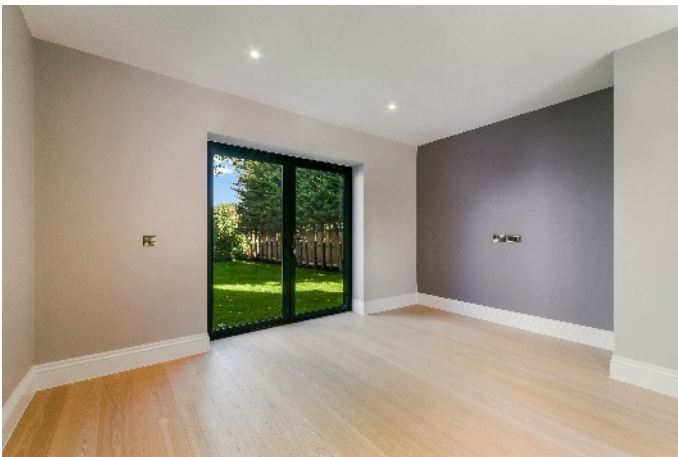


GILHAMS AVENUE

BANSTEAD, SURREY, SM7

**THIS FABULOUS DETACHED PROPERTY IS
SET IN A PRESTIGIOUS ROAD, AND BACKS
DIRECTLY ONTO CUDDINGTON GOLF
COURSE**

Conveniently located just over 1 mile from Banstead Village with its comprehensive range of restaurants and shops, including Waitrose and Marks and Spencer's Simply Food. Banstead Station is close by, and the A217 giving access to the M25 (Jct.8) which is approximately 5 miles away. The larger town centres of Sutton and Epsom are nearby. There are a wide selection of sporting facilities and golf clubs in the vicinity, including the prestigious Cuddington Golf Club, together with a number of reputable schools for all age groups.



GILHAMS AVENUE BANSTEAD, SURREY, SM7

This beautiful property has recently undergone major refurbishment, having been extended and modernised to a very high standard throughout.

The property has a bright and contemporary 'new build' finish, and offers well-planned flexible accommodation.

Once inside the owners attention to detail is very apparent. The property has a fabulous open plan kitchen/living area with bi-fold doors, which provide a bright open feel overlooking the delightful newly landscaped garden, with far reaching views across the golf course. This space is essentially the hub of the house, and is great for a busy family lifestyle, complete with a dining area. The granite worktops, modern contemporary finished units, and new integrated appliances will be attractive to anyone who spends a lot of time in the kitchen.

The rest of the ground floor briefly comprises; bright entrance hall, lounge to the rear with doors opening into the garden, a study, a utility room adjacent to the kitchen, a generous double bedroom with fitted wardrobes and ensuite shower, a second double bedroom and separate shower room.

Upstairs continues to impress, with the principal bedroom benefiting from a dressing room and superb ensuite bathroom, The second bedroom also has a beautifully finished ensuite shower room.

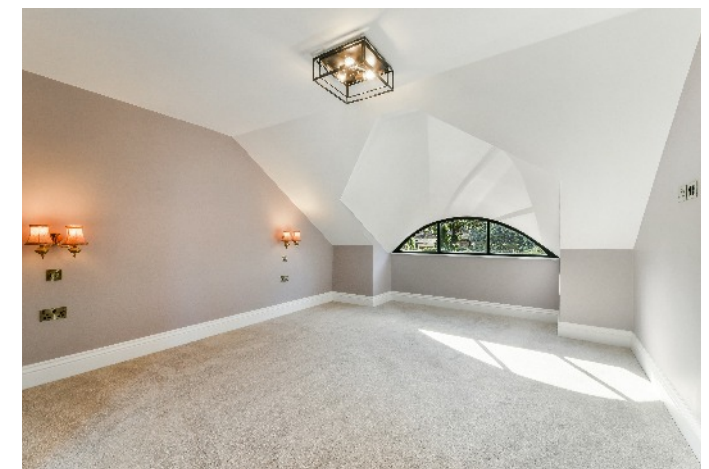
Outside, there is plentiful parking to the front on a the driveway, a garage to the side and attractive landscaped rear garden which benefits from a newly laid lawn and generous patio area, with fabulous views across the Golf Course beyond.

BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Hall
- Open Plan Kitchen/Living/Dining Room - 24'11" x 22'7" (7.59m x 6.88m)
- Lounge - 13'9" x 11'2" (4.18m x 3.40m)
- Study - 11'6" x 6'4" (3.51m x 1.94m)
- Utility - 7'10" x 5'5" (2.38m x 1.66m)
- Ground Floor Bedroom 1 - 17'11" x 10'11" (5.47m x 3.33m)
- Ensuite Shower
- Ground Floor Bedroom 2 - 13'2" x 11'6" (4.01m x 3.51m)
- Shower Room
- 1st Floor Bedroom 1 - 21'8" x 12'2" (6.60m x 3.71m)
- Dressing Room - 12'6" x 9'8" (3.80m x 2.94m)
- Ensuite Bathroom
- 1st Floor Bedroom 2 - 11'5" x 10'10" (3.49m x 3.31m)
- Ensuite Shower
- Eaves Storage
- Garage - 12'2" x 8'5" (3.72m x 2.57m)
- Rear Garden - 51' x 90' (15.54m x 27.43m)



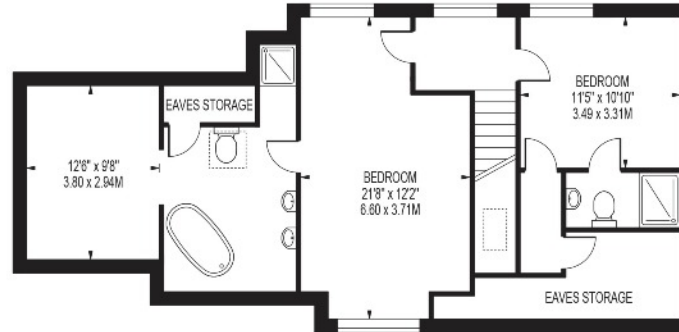


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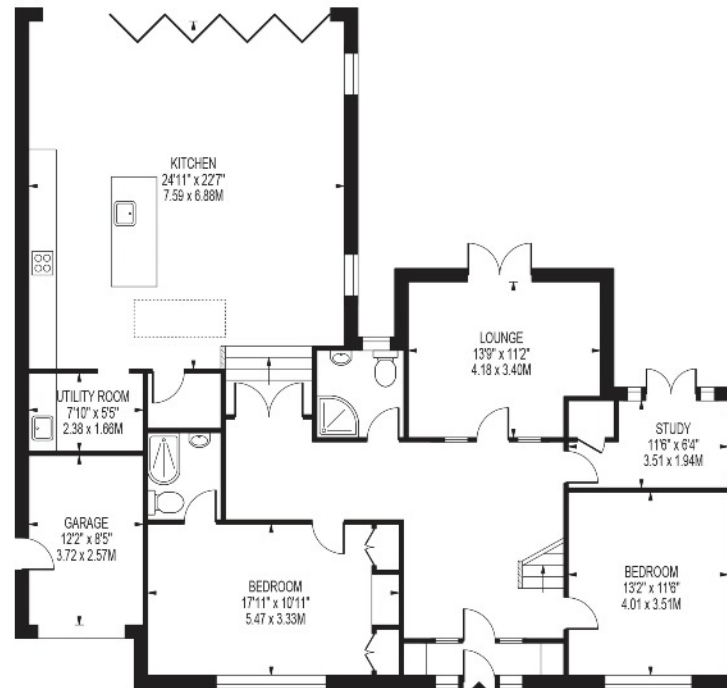
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2464 SQ FT - 228.92 SQ M
(INCLUDING EAVES STORAGE & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 105 SQ FT - 9.72 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 103 SQ FT - 9.56 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	81
England, Scotland & Wales		EU Directive 2002/91/EC	



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Winkworth

See things differently.