



Substantial family home with excellent potential

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Gilhams Avenue Banstead SM7 1QR

Banstead Village 2 miles
London by rail 40 minutes from Banstead
or Ewell East Stations
M25 (Junctions 7 or 8) 5 miles
All times and distances are approximate

Positioned on popular tree-lined road, this well-maintained detached family home offers a perfect balance of space and comfort. Boasting generously sized living areas, it provides an ideal setting for family life, with bright and airy interiors that enhance its welcoming atmosphere. The property sits on a naturally sheltered plot, ensuring both privacy and serenity, within the beautifully landscaped South-Westerly facing gardens. Situated in a highly sought-after Banstead location, this charming home presents a rare opportunity to enjoy a peaceful yet well-connected lifestyle.

- | Hallway
- | Downstairs cloakroom
- | Sitting room
- | Reception room
- | Dining room
- | Breakfast room
- | Kitchen
- | Utility room
- | Four bedrooms
- | Family bathroom
- | En-suite bathroom
- | Storage
- | Private garden
- | Off-street parking
- | Tandem garage

Price £1,150,000





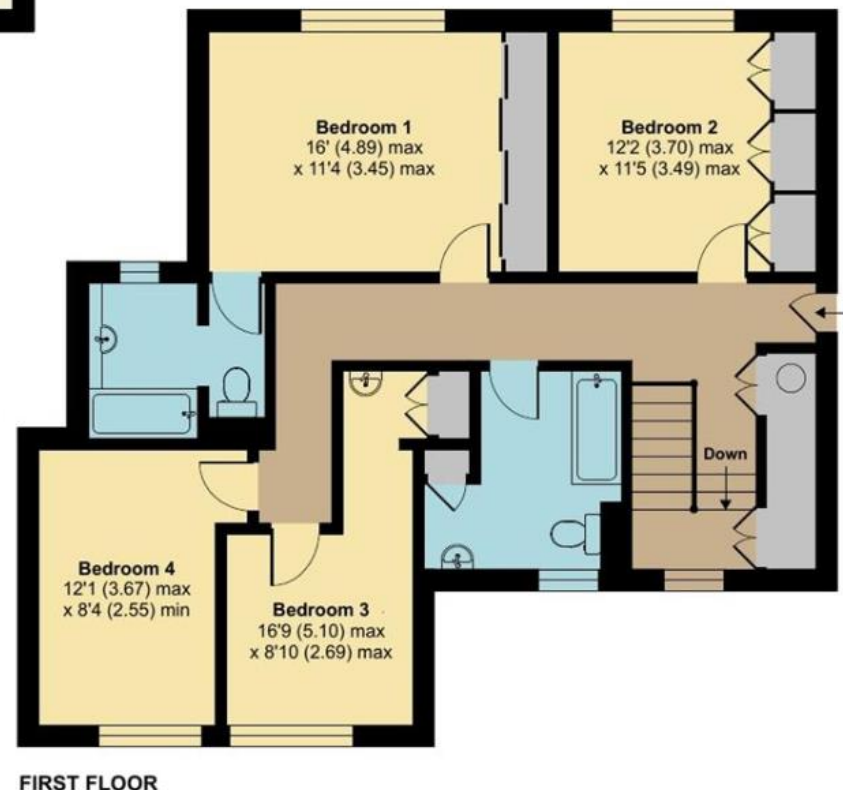
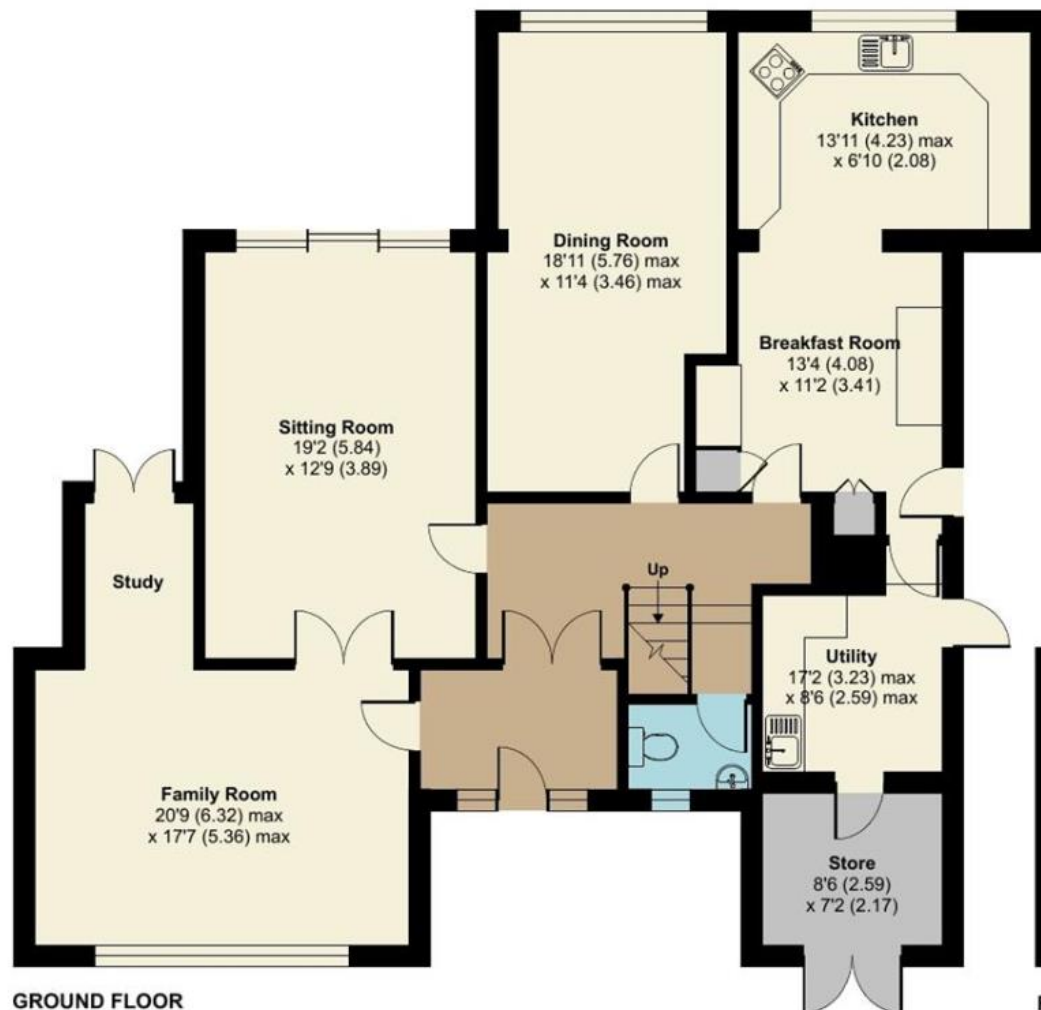
This beautifully maintained detached home offers spacious, light-filled interiors and a stunning South-Westerly facing garden that is both mature and private—an ideal retreat for outdoor relaxation and entertaining. Set within this quiet tree lined road, the property provides ample parking for a number of cars with a carriage driveway along with a attached garage for additional storage, the home is full of character, featuring a variety of distinctive details that enhance its charm and appeal. Located on one of Banstead's premier roads and within moments of Cuddington Golf club, this exceptional home offers not only a desirable setting but also excellent potential for further enhancements, making it a fantastic opportunity for buyers looking to purchase this already cherished home.



Situated on this prestigious road, the property backs directly onto Cuddington Golf Course. Banstead and Ewell East Stations are both accessible, the latter providing a fast rail service to London. Banstead, Epsom and Sutton are all readily accessible by road and the M25 can be reached at either Junction 8 (Reigate Hill) or Junction 9 (Leatherhead).

Four spacious bedrooms | Three generous reception rooms| Excellent potential to enhance and extend (STPP)| A Wealth of original features | Within easy reach of Banstead mainline station | Cartridge driveway | Vendor suited | Sought-after location





TOTAL FLOOR AREA
 2,364 SQ FT / 219.6 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
 Local Authority: Sutton Council
 Council Tax Band: G
 All mains services
 FFTP Broadband Available
 To the best of our knowledge on production of this brochure

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