



Detached family home in a cul-de-sac village location

exclusive to

SAUNDERS

richardsaunders.co.uk

Great Ellshams Banstead SM7 2BA

Banstead 0.4 mile

Epsom 4 miles

M25 (J8 Reigate): 4.5 miles

London by Rail 50 minutes from Banstead

All times and distances are approximate

Tucked away in this peaceful, cul-de-sac location, this well-maintained detached family home offers an ideal blend of space and tranquillity. The accommodation features a dual aspect living area, perfect for family life, and is situated on a naturally sheltered plot that provides both privacy and serenity in this highly sought-after Banstead location.

- | Porch
- | Hallway
- | Study
- | Sitting - Dining Room
- | Kitchen - Breakfast Room
- | Downstairs Cloakroom
- | Integrated Garage and Utility
- | Four Bedrooms
- | Family shower room
- | En-Suite bathroom
- | Garden
- | Off-Street Parking

Price £850,000





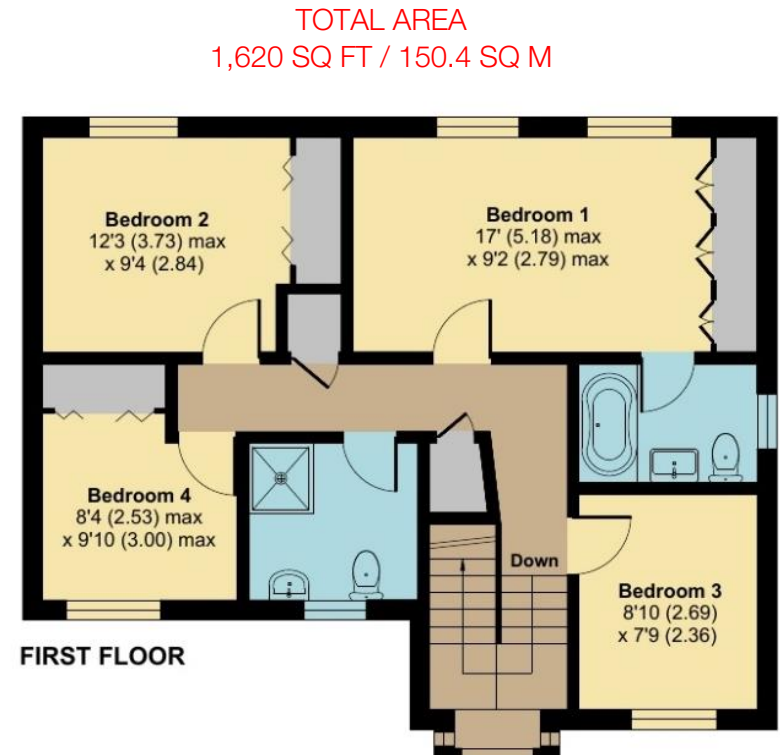
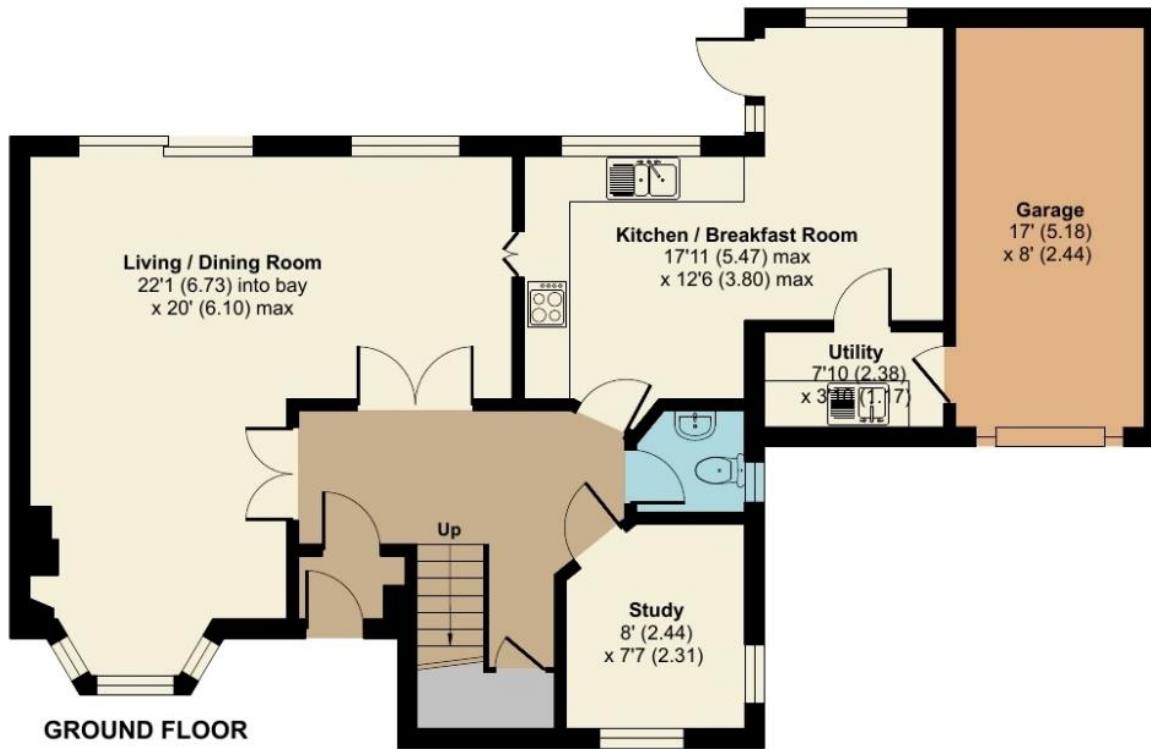
This well-maintained property is spacious and naturally illuminated throughout, featuring a private, mature west-facing garden. Situated at the end of a cul-de-sac, this detached home provides ample parking in addition to an attached garage. Inside, you'll discover a range of distinctive features that showcase the home's character and charm. Conveniently located within easy reach of Banstead High Street, the property also presents excellent potential for further enhancements, making it an attractive opportunity for anyone looking to add their personal touch to a cherished home.



Great Ellshams is a small residential development off Holly Lane within a comfortable walk of Banstead Village with its excellent local shopping including Marks and Spencer Simply Food and Waitrose Supermarket. Sutton, Epsom and Reigate are all accessible with the A217 providing a fast link to the M25 at Junction 8 (Reigate Hill)

Four well-proportioned bedrooms with excellent storage | Cu-de-sac location | Within moments of Banstead high street | No onward chain | Spacious sitting room with sliding doors leading to the private garden | Integrated garage with utility room | Well-presented throughout | Off-street parking for 2 cars with potential to add further spaces





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: G
 Full Fibre to Property Available
 All mains services

To the best of our knowledge on production of this brochure
 discover more at richardsaunders.co.uk



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Viewing
 Please call us to arrange
 a viewing appointment

1 Waterhouse Lane
 Kingswood
 01737 360000

2 High Street
 Banstead
 01737 363333

Residential Lettings
 All Areas
 01737 370700



