



GILHAMS AVENUE, BANSTEAD, SURREY, SM7 **£1,150,000** FREEHOLD

Winkworth





GILHAMS AVENUE

BANSTEAD, SURREY, SM7

THIS FIVE BEDROOM DETACHED BUNGALOW SITS ON A PLOT OF 0.25 OF AN ACRE BACKING 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 and Ewell East Stations are 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 both Cuddington and Banstead Downs, together with a number of reputable schools for all age groups.



GILHAMS AVENUE BANSTEAD, SURREY, SM7

This lovely five bedroom property has recently been extended and modernised throughout.

The property has a fabulous open plan kitchen/living area with large sliding patio doors, which provide a bright open feel overlooking the rear garden, with views across the golf course beyond. This is the main living area of the house, and offers great versatility with space for comfy sofas, a dining area, and a modern contemporary kitchen with an island/breakfast bar, white gloss finished units, and new integrated appliances.

The rest of the ground floor briefly comprises; entrance lobby, internal hall, five double bedrooms, with new ensembles to bedrooms 1 & 2, a brand new four piece family bathroom, and a utility area.

The current owners have also converted the loft space into a bonus loft room, accessed via a new staircase.

Outside to the front, the generous driveway provides access to the garage, off street parking for several cars, and lends itself to creating an in & out carriage driveway. The attractive rear garden has a raised patio, a large lawned area framed with mature hedge borders, and the end of the garden backs onto the fairways of Cuddington Golf Course.

The property also offers scope for further extension subject to planning consent.



BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Lobby
- Entrance Hall
- Open Plan Kitchen/Living/Dining Room - 29'3" x 28'9" (8.93m x 8.80m)
- Utility Area

- Bedroom 1 - 17'0" x 11'0" (5.16m x 3.33m)
- Ensuite
- Bedroom 2 - 13'1" x 10'3" (4.00m x 3.10m)
- Ensuite Shower
- Bedroom 3 - 14'0" x 11'0" (4.25m x 3.33m)
- Bedroom 4 - 12'6" x 11'0" (3.79m x 3.33m)
- Bedroom 5 - 10'6" x 9'9" (3.21m x 2.95m)
- Family Bathroom

- Loft Room

- Garage - 18'0" x 9'0" (5.49m x 2.74m)
- Brick Built Storage - 8'8" x 6'0" (2.64m x 1.83m)
- Rear Garden - approx 115' (35.05m)
- Council Tax Band - G

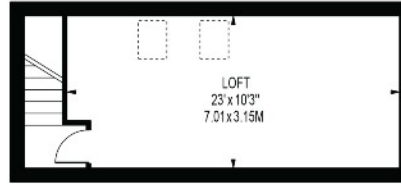




GILHAMS AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2085 SQ FT - 193.71 SQ M
(EXCLUDING GARAGE & STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE & STORE: 214 SQ FT - 19.87 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	73	81
(55-68)	D		
(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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Winkworth

See things differently.