



Gilhams Avenue, Banstead

The **PERSONAL** Agent

# Price Guide £1,299,950

## Freehold

- Highly desirable road
- Offering 2299 sq ft of space
- Backing directly on to Golf Course
- Flexible and spacious accommodation
- Five generous bedrooms
- Three bathrooms
- Large extended family room/kitchen diner
- Large private rear garden
- Garage and store room
- No onward chain



Sit within a prestigious road in Gilhams Avenue, The Personal Agent are proud to present this attractive detached chalet style home that offers 2299 sq ft of space, and backs directly on to the highly renowned Cuddington Golf Club.

As well as enjoying well proportioned and balanced accommodation, the property still offers a fantastic amount of potential for the new owners to put their own stamp on it, from both a decorative and extension point of view STPP.

Three words spring to mind when you view this property: secluded, light, and flexible. This sprawling home has a unique layout but that, alongside its position, is what makes it special. It is wonderfully designed to be a home for a few, an escape for friends visiting or a hub for a multi-generational family.

It has been thoughtfully designed to maximise natural light with accommodation that seamlessly flows throughout the downstairs, it really is an excellent example of open and bright modern living.

The driveway comfortably fits several cars but could easily be turned into an in-out driveway leaving you with no need to reverse. As you walk down the driveway you enter the front door and are welcomed by a generous hallway which creates the ultimate first impression.

The downstairs has multiple options according to your lifestyle with a modern kitchen with central island. There are five bedrooms on the ground floor, a modernised family bathroom and both the principle and second bedroom benefit from an en-suite. One of the bedrooms could easily serve as an office space. The main reception room has stunning sliding doors with double aspect views and defined living/dining areas. There is a large loft space with potential to convert STPP.

The garden is such a wonderful space and it provides so much potential for the new owners to create a secluded oasis in one of the most sought after locations with direct access to the golf course. There is further potential STPP to convert the garage or add a gymnasium at the rear of the garden.

From a practical point of view, the location of this home is great. Banstead railway station and Ewell East railway station are both approximately 0.8 of a mile away which is generally a 18 minute walk and they both provide

regular links to London Victoria and London Bridge. There are also excellent schooling options locally, both in the state and public sectors, although one of the stand out features of this home is its immediate surroundings and the open green spaces it enjoys.

Priest Hill Nature Reserve is a wonderful open space that is just across the road and is managed by The Surrey Wildlife Trust and the rear garden of this home backs directly on to Cuddington Golf Club.

Viewing is strongly advised by vendors sole agent.

Tenure - Freehold  
Council tax band - G





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## Gilhams Avenue

Total Area: 2299 SQ FT • 213.58 SQ M  
 (Including Garage & Store)  
 Garage Area : 162 SQ FT • 15.04 SQ M  
 Store Area : 52 SQ FT • 4.83 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>73</b>	<b>81</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Disclaimer: 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 of 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.

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