



54 Gilhams Avenue, Banstead, SM7 1QR

Guide price £875,000



**WH WATSON HOMES**  
Estate Agents



## 54 Gilhams Avenue, Banstead, SM7 1QR

**\*SCOPE TO EXTEND S.T.P.\*** Watson Homes are delighted to offer this rare chance to acquire a charming two double bedroom detached bungalow with huge potential to extend s.t.p.p. The property is offered to the market with no onward chain, and benefits from a spacious lounge/diner, a conservatory, a double garage, a breakfast room, a pretty rear garden and ample off street parking.

Situated on this prestigious tree lined road road, close to 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).

### Accommodation

Sheltered entrance

Obscure part glazed wooden front door to..

Spacious entrance hall

Double panel radiator, wall mounted digital thermostat, fitted storage cupboards and access to garage, further built-in storage cupboard.

Lounge/diner

Double glazed window to rear aspect, mock Tudor beams, fireplace with brick surround, two double panel radiators, serving hatch.

Conservatory

UPVC double glazed windows to side aspect and door leading to garden.

Breakfast room

UPVC double glazed window to side aspect, double panel radiator, coved ceiling, archway to..

Kitchen

Range fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, integrated oven/grill, inset gas hob with extractor fan above, space and plumbing for washing machine and dishwasher, space for tall standing fridge/freezer, UPVC double glazed window to rear aspect and stable door leading to garden.

Bedroom one

UPVC double glazed leaded light bay window to front aspect, double panel radiator, fitted wardrobes, coved ceiling.

Bedroom two

UPVC double glazed leaded light bay window to front aspect, double panel radiator, fitted wardrobes with vanity unit and wash hand basin with chrome taps, coved ceiling.

Bathroom

Four piece suite consisting of tiled cubicle with thermostatic shower, panel enclosed bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome taps, low-level flush WC, double panel radiator, obscure UPVC double glazed windows to side aspect.

Rear Garden approximately 100ft

Paved patio area leading to lawn section with mature shrubs and hedge borders, gated side access and access to double garage and workshop area, greenhouse, fence enclosed, outside tap.

Double garage at side

Up/Over doors at front, power and lighting, hardstanding providing further off street parking if desired and access to workshop area and garden.

Front

Large paved carriage driveway with brick wall and hedge border.

**\*FLOOR PLAN AND EPC COMING SOON....\***

### BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.











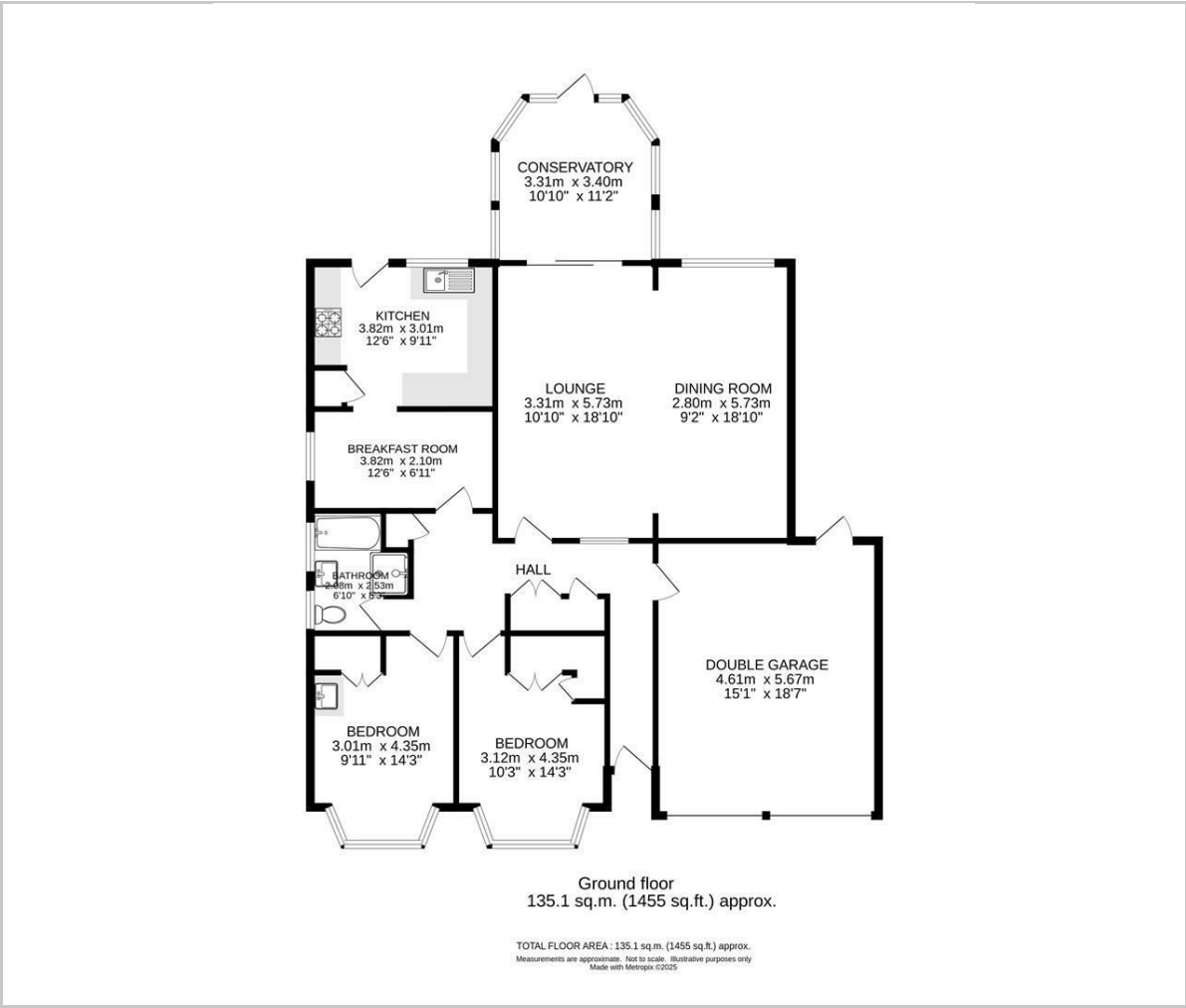








Floor Plan



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

