



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

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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

Available for the first time in almost 50 years this well-proportioned four bedroom detached house in a sought after cul-de-sac within walking distance from the village, is presented to the market with no onward chain. With potential for further enhancement to suit an incoming owner.

- | Porch
- | Hallway
- | Study/Playroom
- | Sitting - Dining Room
- | Kitchen
- | Cloakroom
- | Four Bedrooms
- | Two bathrooms, one of which en-suite
- | Garden
- | Double Garage
- | Driveway Parking

Price £850,000





A very well proportioned and surprisingly spacious four-bedroom detached house built circa 1965 and subsequently extended to enhance the ground floor accommodation. The property has had the same owner since the mid-1970's and has been well maintained over the years. The easterly backing rear garden is manageable and attentively maintained with natural privacy. To the front is a paved driveway, with parking for two, leading to a double garage. The property is presented to the market with no onward chain and great potential for further expansion, subject to the usual consents.



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)

Cul-de-sac location | Four well-proportioned bedrooms | Just minutes' walk to Banstead high street | No onward chain | Triple-aspect sitting room with woodblock flooring | Double garage with further driveway parking | Potential for further expansion (STPP) | Principal bedroom with en-suite bathroom | Easterly backing rear garden | Further study/playroom to the rear



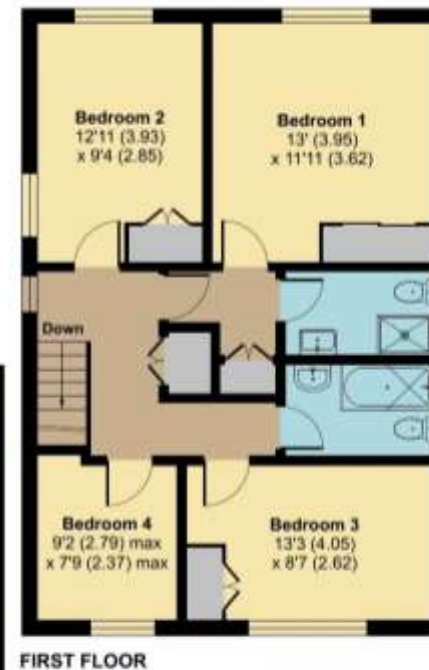
Great Ellshams, Banstead, SM7

Approximate Area = 1660 sq ft / 154.2 sq m

Garage = 283 sq ft / 26.3 sq m

Total = 1943 sq ft / 180.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 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

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