



SAUNDERS
01757 303333
richardsaunders.co.uk
for sale

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

exclusive to

SAUNDERS

richardsaunders.co.uk

4 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 £830,000





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



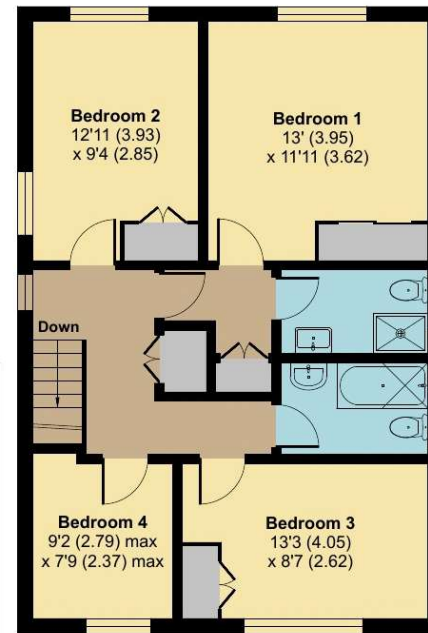
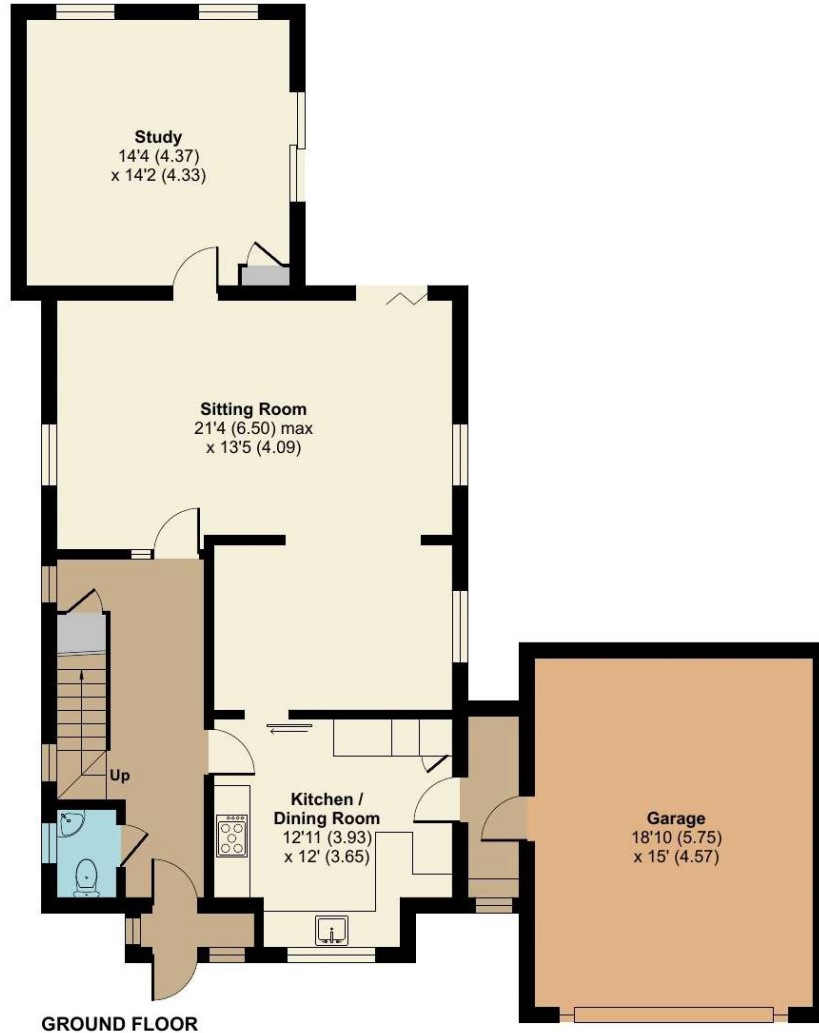
Great Ellshams, Banstead, SM7

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

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

SAUNDERS
richardsaunders.co.uk

