



43 Gilhams Avenue, Banstead, SM7 1QW

Guide price £1,200,000



WH WATSON HOMES
Estate Agents

43 Gilhams Avenue, Banstead, SM7 1QW

GUIDE PRICE £1,200,000 - £1,250,000 Watson Homes are delighted to offer this stunning detached family residence providing over 2000 sq ft of flexible living accommodation, all set within a generous plot, backing directly onto Cuddington Golf Club.

Gilhams Avenue is a desirable location, known for its friendly community and proximity to local amenities, and sought after schooling. This spacious extended home presents an excellent opportunity for those looking to settle in a tranquil yet accessible neighbourhood.

Accommodation

Sheltered entrance

Obscure glazed wooden front door to..

Entrance porch
Stained glass windows to front aspect, double wooden doors to..

Spacious entrance hall
Wood flooring, loft access with pull down ladder, storage cupboard with space and plumbing for washing machine and tumble dryer and obscure window to side.

Open plan lounge diner/family room
Double glazed sliding doors to side and rear aspects, feature sky lantern, double panel radiator, herringbone wood flooring, open plan to..

Kitchen/breakfast area
Range of fitted gloss wall units with matching cupboards and drawers below, solid worktops with inlaid sink and chrome mixer tap with hose attachment, integrated dishwasher, integrated oven/grill with microwave above, and laid “Bosch” gas hob with extractor fan above, space for American style fridge/freezer, wine cooler, breakfast bar area, wall mounted air-conditioning unit, UPVC double glazed window to rear aspect.

Main bedroom
UPVC double glazed leaded light window to front aspect and feature stained glass window at side, wood flooring, wall mounted air-conditioning unit.

Ensuite shower room
Consisting of panelled cubicle with thermostatic shower, wash hand basin with chrome mixer tap, low-level push button flush WC, feature stained glass window to side aspect, heated towel rail.

Bedroom two
UPVC double glazed leaded light window to front aspect, double panel radiator, wood flooring.

Ensuite shower room
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap, low-level push button flush WC, wood effect flooring, wall mounted boiler, UPVC double glazed window to side aspect.

Bedroom three
Double glazed window to side aspect, wood flooring, single panel radiator.

Bedroom four
UPVC double glazed leaded light window to front aspect, double panel radiator, wood flooring.

Bedroom five / study
Double glazed window to rear aspect, double panel radiator.

Family Bathroom
Luxury four piece suite consisting of tiled cubicle with thermostatic shower and hand attachment, freestanding bathtub with mixer tap and shower attachment, wash hand basin with mixer tap and storage cupboards below, low-level push button flush WC, tiled flooring, extractor fan, shaver point.

Rear garden
Large paved patio area leading to lawn section with mature shrubs and hedges bordering, backing directly onto Cuddington Golf Club, gated side access, outside tap.

Garage at side & store room.

Front
Spacious paved driveway providing ample off street parking with lawn areas and hedge borders.

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





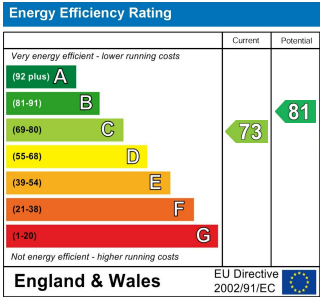




Floor Plan



Additional Information



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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.