



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.

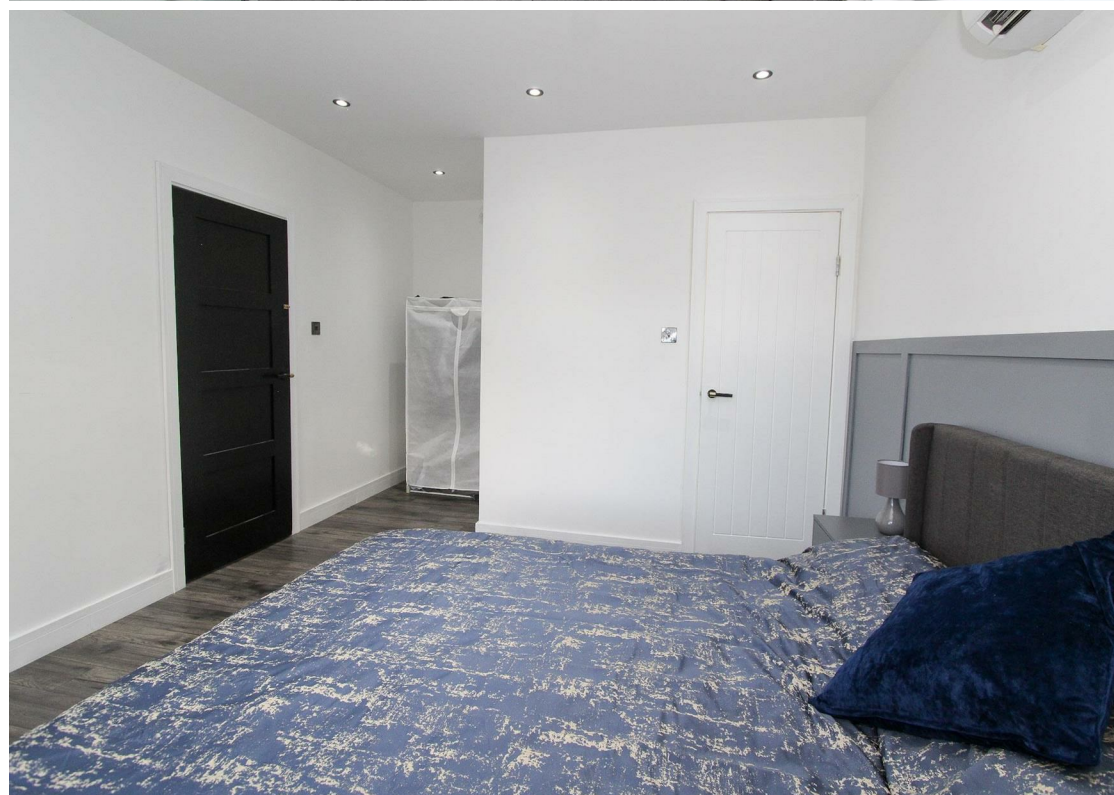
### BUYER'S INFORMATION

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

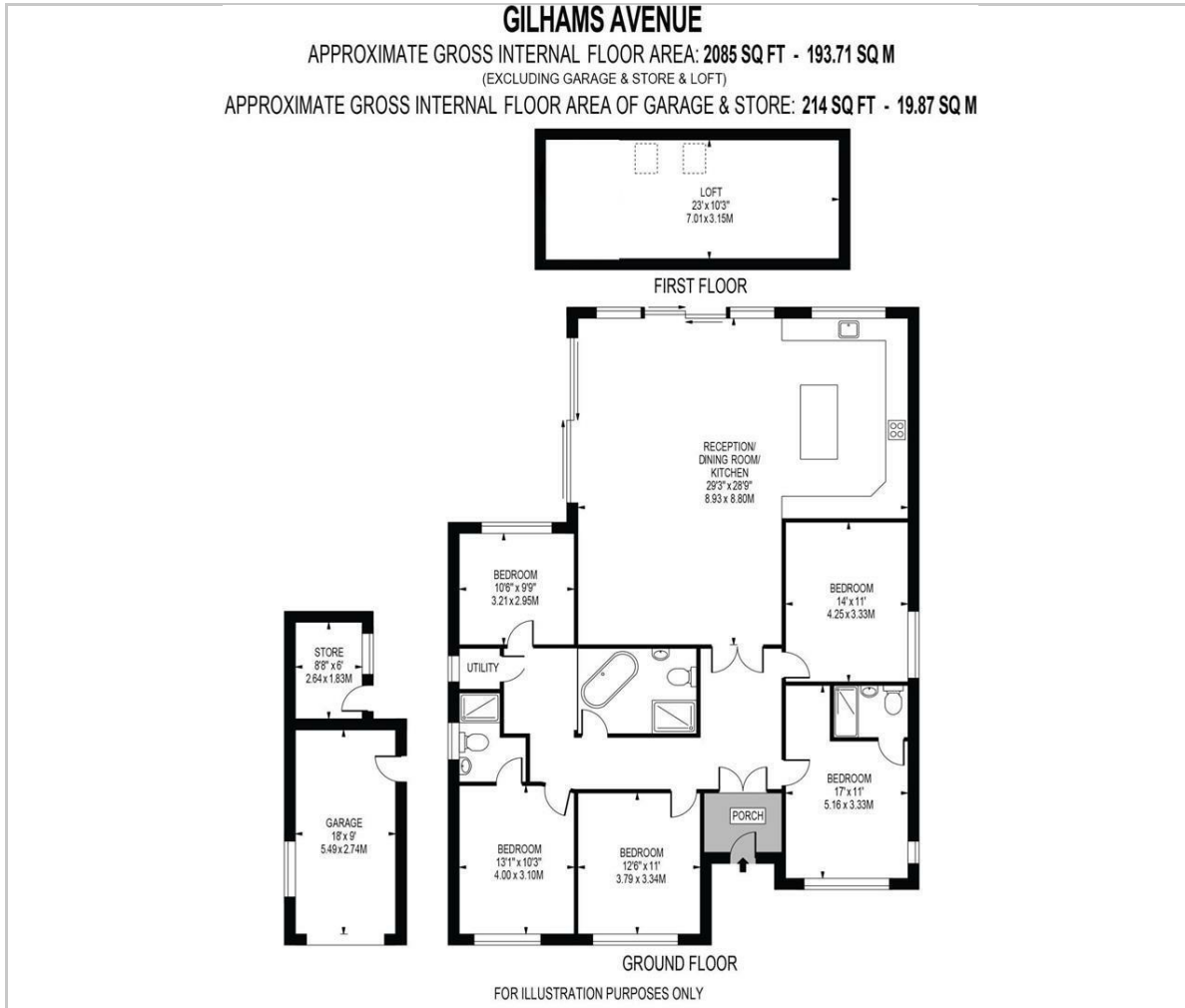




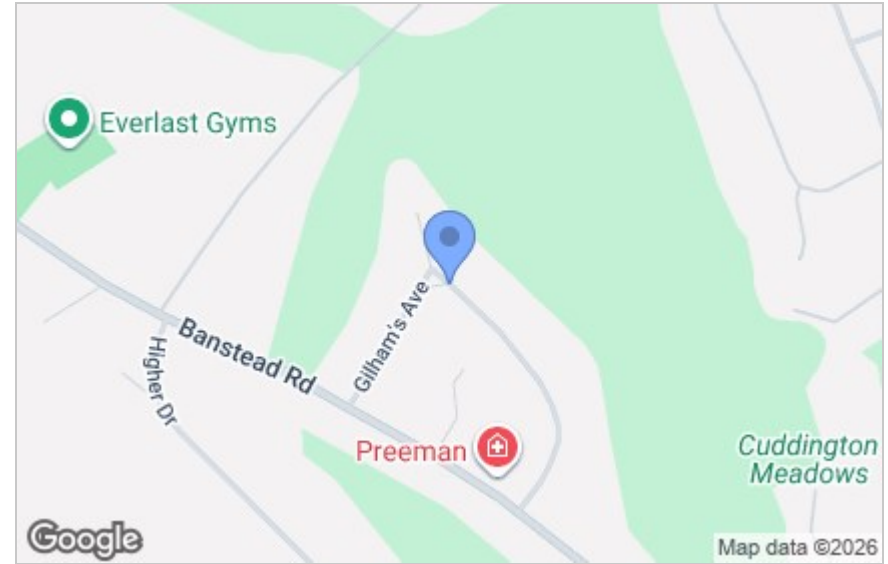




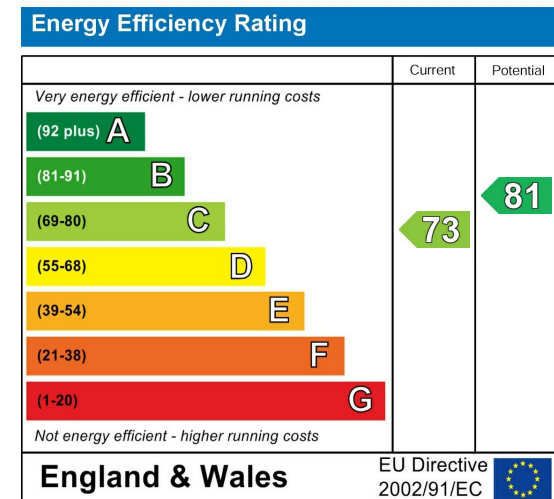
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

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