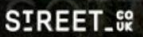


Enhanced with AI by 

4 bed detached house to buy in

Gilhams Avenue, Banstead, SM7 1QR

£900,000

 Starting Bid

 x 4  x 2  x 2

Tenure

Freehold

Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Highly Sought After Road
- ✓ 4 Bedrooms (2 Ground Floor)
- ✓ Well Maintained Throughout
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Prestigious Road - Detached Home - Flexible Layout - Mature Plot - No Chain

Set on the highly sought after Gilhams Avenue in Banstead, this well maintained detached family home offers generous and versatile accommodation of approximately 1,930 sq ft, all positioned on a substantial mature plot and offered to the market with no onward chain.

Lovingly cared for over the years, the property offers a flexible layout that suits a range of buyers. The ground floor provides two bedrooms alongside a bathroom, making it ideal for those seeking single level living or multi generational space. Two reception rooms include an impressive 25ft living room with dual aspect light and access to the garden, while a separate dining room provides a perfect setting for entertaining.

A spacious kitchen and breakfast room sits at the heart of the home, offering ample storage and work surface space with room for a dining table, complemented by a separate utility room.

Upstairs are two further bedrooms and an additional bathroom, creating well balanced accommodation across both floors.

Outside, the rear garden measures approximately 90ft by 60ft and enjoys a south westerly aspect, with mature planting, lawn, patio areas, pond, greenhouse and shed providing a peaceful and established outdoor setting. To the front, a generous driveway and tandem double garage provide parking for multiple vehicles.

Why View?

Homes on Gilhams Avenue rarely come to market. With flexible accommodation, a substantial mature garden and the benefit of no onward chain, this is an excellent opportunity to secure a detached home on one of Banstead's most desirable residential roads.

Location & Lifestyle

Village & Local Shops:

Banstead High Street is within easy reach and offers a wide range of shops, cafés and restaurants, alongside everyday conveniences including Waitrose and Marks & Spencer Simply Food.

Leisure:

The surrounding area offers excellent open green space including Banstead Downs, Banstead Woods, Nork Park and nearby Epsom Downs. The area is also well known for its golf courses and countryside walks, making it ideal for those who enjoy outdoor living.

Transport

Rail:

Nearby stations include Banstead (approx. 1.2 miles), Ewell East (approx. 1.7 miles) and Epsom Downs (approx. 1.5 miles), offering regular services into London Victoria, London Bridge and London Waterloo.

Bus:

Local bus routes including the 166, 406 and 460 operate nearby, connecting Banstead with Epsom, Sutton, Croydon and surrounding areas.

Road:

The A217 provides direct access towards Sutton and Reigate, while the M25 (Junction 8) is within easy reach for wider travel across the South East.

Schools

School catchment areas vary annually and should be checked with the local council and the schools directly.

Primary: Banstead Infant School, Warren Mead Infant & Junior Schools, The Beacon School Primary Provision.

Secondary: The Beacon School, Glyn School, Rosebery School.

Independent: Aberdour School, Greenacre School, Banstead Preparatory School, Epsom College.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £900,000

Property Type: Detached House

Parking: Garage, Permit Parking

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

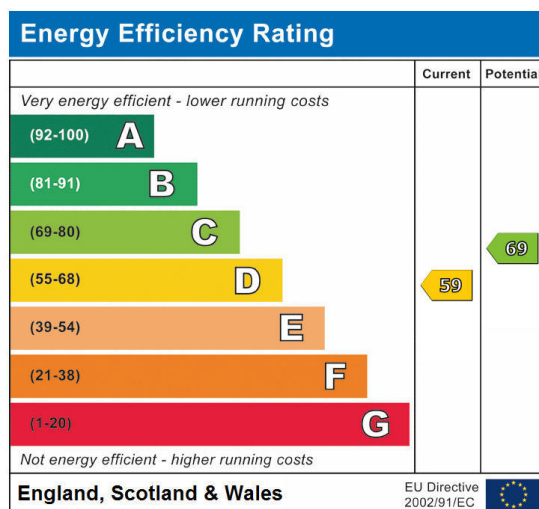
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)



Gilhams Avenue, Banstead, SM7 1QR

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

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