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RICS

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CHRISTIES

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.  
Produced for Centro Residential Sales and Lettings Limited. REF: 1290276



Approximate Area = 2088 sq ft / 194 sq m  
Garage = 285 sq ft / 26.5 sq m  
Total = 2373 sq ft / 220.5 sq m

Gilhams Avenue, Banstead, SM7

For identification only - Not to scale



CHRISTIES





\*GUIDE PRICE £1,795,000\*

THIS STUNNING DETACHED HOUSE IS A REMARKABLE EXAMPLE OF CONTEMPORARY LIVING. SET ON A GENEROUS PRIVATE PLOT, THE PROPERTY BOASTS BEAUTIFULLY MAINTAINED MATURE GARDENS, WHICH ARE FURTHER ENHANCED BY A RESISTANCE POOL AND AN EXPANSIVE SUN TERRACE, PERFECT FOR OUTDOOR RELAXATION AND ENTERTAINING.

INSIDE, THE RESIDENCE OFFERS VERSATILE AND SPACIOUS ACCOMMODATION, FEATURING FOUR TO FIVE WELL-APPOINTED BEDROOMS. THE HEART OF THE HOME IS UNDOUBTEDLY THE IMPRESSIVE KITCHEN / DINING ROOM, WHICH IS DESIGNED FOR MODERN LIVING. WITH BI-FOLD DOORS THAT OPEN ONTO THE REAR TERRACE, THIS SPACE SEAMLESSLY BLENDS INDOOR AND OUTDOOR LIVING, ALLOWING FOR AN ABUNDANCE OF NATURAL LIGHT AND A DELIGHTFUL VIEW OF THE GARDEN.

THE PRIMARY SUITE IS PARTICULARLY NOTEWORTHY, PROVIDING A LUXURIOUS RETREAT WITH AMPLE SPACE AND THE ADDED BENEFIT OF A PRIVATE BALCONY, WHERE ONE CAN ENJOY TRANQUIL MOMENTS OVERLOOKING THE SURROUNDINGS. THE PROPERTY ALSO INCLUDES THREE RECEPTION ROOMS, OFFERING FLEXIBILITY FOR FAMILY LIVING OR ENTERTAINING GUESTS.

TO THE FRONT, A GENEROUS DRIVEWAY ENSURES AMPLE PARKING FOR MULTIPLE VEHICLES, COMPLEMENTED BY A DETACHED DOUBLE GARAGE, ADDING TO THE CONVENIENCE OF THIS EXCEPTIONAL HOME. THIS PROPERTY IS NOT JUST A HOUSE, IT IS A LIFESTYLE CHOICE, OFFERING COMFORT, ELEGANCE, AND A PERFECT SETTING FOR FAMILY LIFE. DO NOT MISS THE OPPORTUNITY TO MAKE THIS EXQUISITE RESIDENCE YOUR OWN.

- SOUGHT AFTER RESIDENTIAL ROAD
- STUNNING FOUR / FIVE BEDROOM DETACHED RESIDENCE
- EXCELLENT MASTER SUITE
- FANTASTIC KITCHEN / DINING ROOM WITH BI-FOLDS ONTO SUN TERRACE
- LARGE PRIVATE MATURE REAR GARDEN BACKING CUDDINGTON GOLF COURSE
- GENEROUS PRIVATE DRIVEWAY & GARAGE
- EPC RATING C
- COUNCIL TAX BAND G

