



**Gilhams Avenue, Banstead, SM7**

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

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.  
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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 BIFOLD 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

