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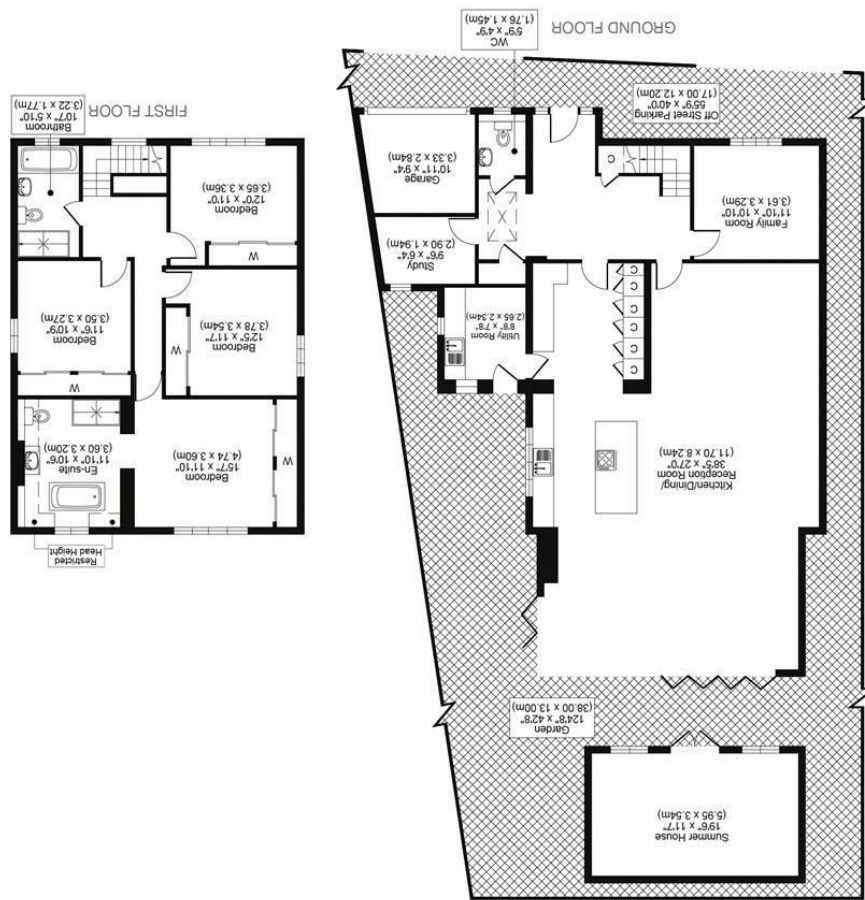
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



GILHAMS AVENUE, SMT  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT, GARAGE, SUMMER HOUSE 2,809 SQ.FT (261 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT, GARAGE, SUMMER HOUSE 2,454 SQ.FT (228 SQ.M)



CHRISTIES



GUIDE PRICE £1,400,000 - £1,450,000  
SITUATED IN THE CHARMING TOWN OF BANSTEAD, THIS EXQUISITE MODERN 4-BEDROOM DETACHED FAMILY HOME IS A TRUE GEM ON A PRESTIGIOUS TREE-LINED RESIDENTIAL ROAD.

AS YOU STEP INSIDE, YOU ARE GREETED BY A STUNNING BESPOKE OPEN-PLAN KITCHEN, LOUNGE/DINER FEATURING A CENTRE ISLAND AND TOP-OF-THE-LINE APPLIANCES. THE BIFOLD DOORS NOT ONLY FLOOD THE SPACE WITH NATURAL LIGHT BUT ALSO OFFER A BREATHTAKING VIEW OF THE PATIO GARDEN, COMPLETE WITH A DELIGHTFUL SUMMER HOUSE - IDEAL FOR ENJOYING A CUP OF TEA ON A SUNNY AFTERNOON.

THE PROPERTY FEATURES 4 WELL-APPOINTED BEDROOMS, ALL EQUIPPED WITH BUILT-IN WARDROBES FOR AMPLE STORAGE. THE MASTER BEDROOM BOASTS AN ENSUITE BATHROOM THAT IS SIMPLY LUXURIOUS, OFFERING A PRIVATE SANCTUARY WITHIN YOUR OWN HOME. ADDITIONALLY, THERE IS A LAVISH FAMILY BATHROOM ON THE LANDING, PERFECT FOR UNWINDING AFTER A LONG DAY.

FOR THOSE WHO ENJOY GOLF, THE RENOWNED CUDDINGTON GOLF COURSE IS JUST A STONE'S THROW AWAY, WHILE NATURE LOVERS WILL APPRECIATE THE PROXIMITY TO BANSTEAD WOODS. WITH BANSTEAD RAIL STATION WITHIN A MILE AND THE CHARMING BANSTEAD VILLAGE A SHORT DRIVE AWAY, CONVENIENCE IS AT YOUR DOORSTEP.

DON'T MISS THE OPPORTUNITY TO MAKE THIS STUNNING PROPERTY YOUR OWN AND EXPERIENCE THE BEST OF BANSTEAD LIVING.

- EXQUISITE 4 BEDROOM DETACHED FAMILY HOME ON A PRESTIGIOUS TREE LINED RESIDENTIAL ROAD
- GOLF ENTHUSIASTS CAN ENJOY CUDDINGTON GOLF COURSE JUST MINUTES AWAY
- LESS THAN A MILE FROM BANSTEAD RAIL STATION AND JUST A FEW MINUTES DRIVE FROM BANSTEAD VILLAGE
- STUNNING BESPOKE OPEN PLAN KITCHEN, LOUNGE, DINER WITH PANORAMIC VIEWS OVER THE GARDEN
- EPC RATING C
- COUNCIL TAX BAND G

