

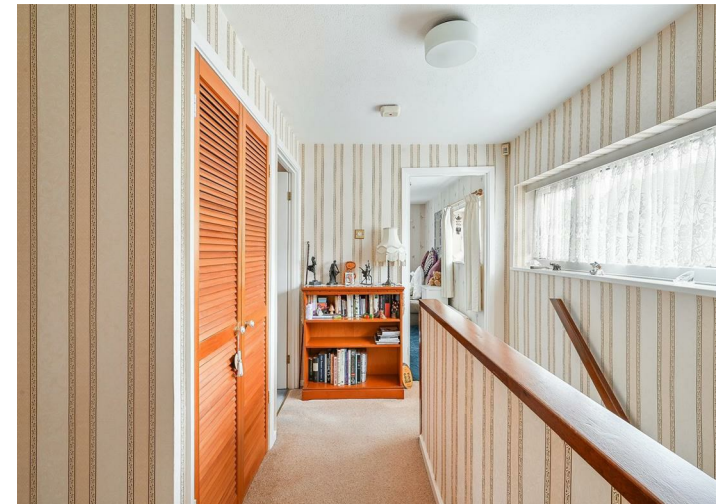


Great Ellshams, Banstead,  
£825,000 - Freehold



**WILLIAMS  
HARLOW**























AVAILABLE WITH NO CHAIN. Located in the tranquil Great Ellshams, Banstead, this splendid four-bedroom detached house offers a perfect blend of comfort and convenience. Just a short, level walk from the vibrant Banstead village, residents will enjoy easy access to a variety of shops, cafes, and local amenities, making it an ideal location for families and professionals alike.

Upon entering the property, you are greeted by two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere throughout the home.

The four generously sized bedrooms offer plenty of room for rest and privacy, while the two well-appointed bathrooms cater to the needs of a busy household. Each bedroom is filled with natural light, enhancing the overall sense of space and comfort.

Outside, the property boasts a well-maintained west-facing garden, perfect for enjoying the afternoon sun. This outdoor space is ideal for family gatherings, summer barbecues, or simply unwinding after a long day. Additionally, the double garage provides convenient parking and extra storage, adding to the practicality of this delightful home.

In summary, this four-bedroom detached house in Great Ellshams is a wonderful opportunity for those seeking a spacious and well-located family home. With its proximity to Banstead village and its charming features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

## THE PROPERTY

A spacious four bedroom detached house located within an easy walk of Banstead Village. The property offers two reception rooms, conservatory, study, kitchen/breakfast room and garage. The first floor provides four bedrooms with an en-suite to the master and a family bathroom. The property is well maintained however does offer huge potential to any purchaser.

## OUTDOOR SPACE

18.29m x 13.72m (60 x 45)

The front of the property provides ample parking for two vehicles and there is also a double garage. There is a small rockery bed and planting area. The rear garden is west facing and is very well maintained however offers further potential for a new purchaser to make their mark.

## THE LOCAL AREA

Banstead is great for families boasting several outstanding primary and secondary schools in the area. Outside of the classroom, Banstead offers a plethora of activities for families. The Lady Neville Children's Playground is a local favourite. Banstead Village is within an easy walk and offers a range of independent shops, cafes, restaurants, Marks & Spencer's food as well as Waitrose, public transport and all local amenities. Transport is a crucial factor and the village is well connected by road with easy access to the A217, M25 and M23, making commuting straightforward.

## WHY YOU SHOULD VIEW

It would be hard to better this house if you seek a larger family home with potential to refurbish and make your own. The house is very well presented, however still offers potential to further modernise. The property is surrounded by excellent schools, transport options, shops and open countryside. The westerly aspect rear garden will provide a lovely evening sunset if you wish to host or enjoy a relaxing quiet evening.

## LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton  
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station  
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)  
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour  
Sutton – London Victoria 33 minutes  
Sutton to London Bridge 39 minutes  
Tattenham Corner Station – London Bridge, 1 hour 9 min

## LOCAL SCHOOLS

St Annes Catholic Primary School – Ages 4-11  
Banstead Infant School – Ages 4-7  
Banstead Community Junior School – Ages 7-11  
The Beacon School Secondary School – Ages 11-16  
Banstead Preparatory School – Aged 2-11  
Aberdour School – Ages 2-11

## FEATURES

Four Bedrooms - Two Generous Reception Rooms - Parking - Double Garage - West Facing Rear Garden - Easy walk to Banstead Village High Street

## WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## COUNCIL TAX

Reigate & Banstead BAND G £4,081.32 2025/26

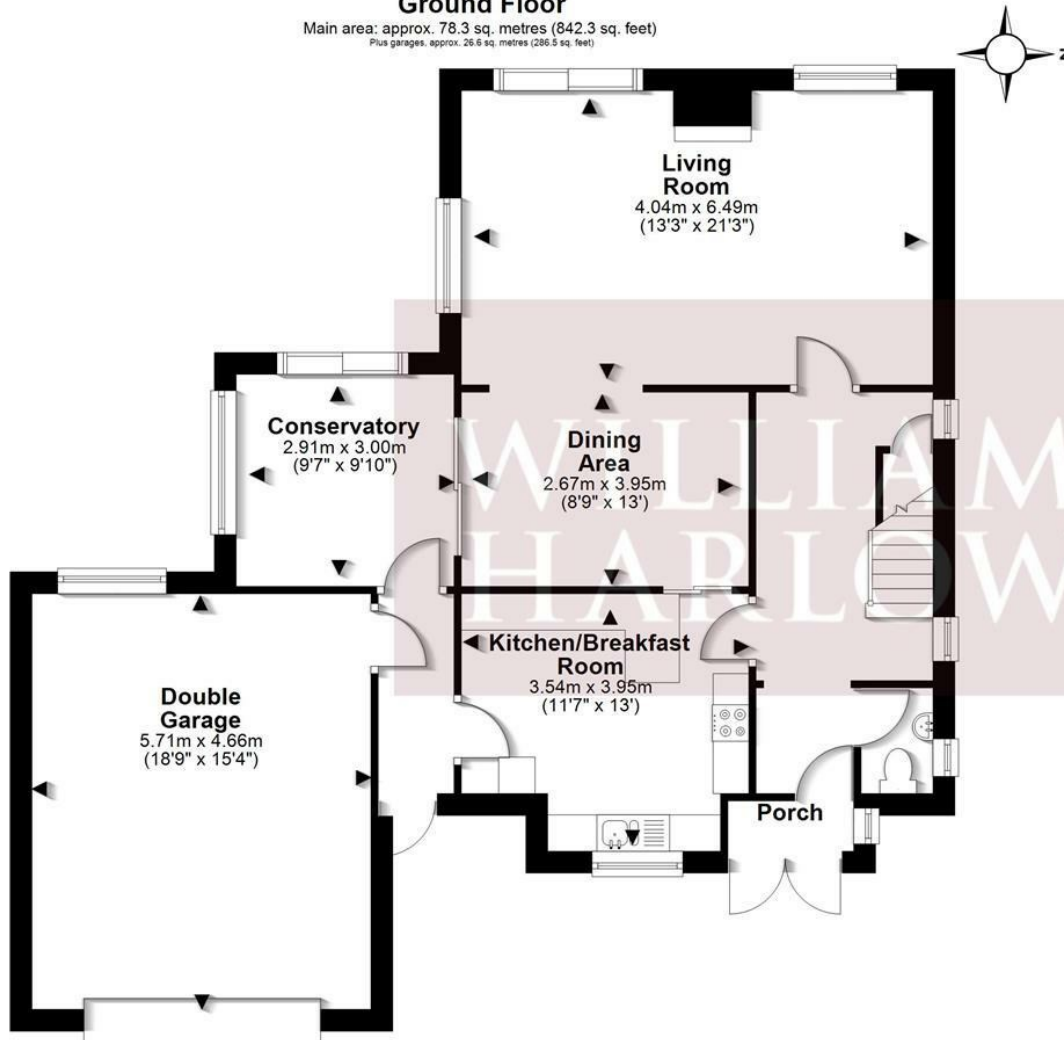




Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

### Ground Floor

Main area: approx. 78.3 sq. metres (842.3 sq. feet)  
Plus garages, approx. 26.6 sq. metres (286.5 sq. feet)

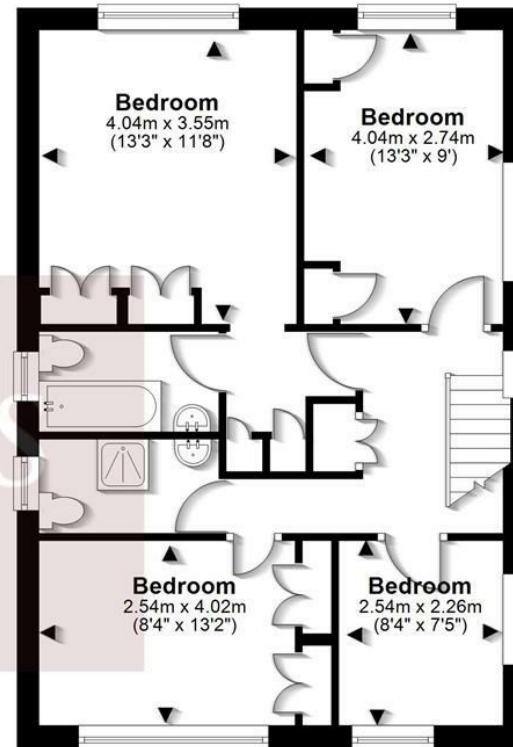


Main area: Approx. 139.2 sq. metres (1498.8 sq. feet)

Plus garages, approx. 26.6 sq. metres (286.5 sq. feet)

### First Floor

Approx. 61.0 sq. metres (656.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	62	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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