



SHAW HOUSE, ELIZABETH DRIVE, BANSTEAD, SURREY, SM7

£395,000

LEASEHOLD

Winkworth





SHAW HOUSE

BANSTEAD, SURREY, SM7

A BEAUTIFULLY PRESENTED, TWO BEDROOM LUXURY GROUND FLOOR APARTMENT, SURROUNDED BY COMMUNAL GARDENS AND WOODLAND.

Situated within approximately 28 acres of communal grounds in this popular Elizabeth Drive development. The estate is accessed via private gated driveway with electronically controlled security gates, and there are allocated and additional visitor parking spaces.

The property is surrounded by well maintained gardens, lawn, woodlands and a Japanese garden. The residents may also use the tennis courts.



SHAW HOUSE

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This elegant ground floor apartment enjoys unspoilt views over the grounds to the woods.

The accommodation comprises; communal entrance with entry phone system, private front door, bright living/dining, a modern fitted kitchen with integrated appliances, main bedroom with built-in wardrobes and a spacious ensuite shower room, further double bedroom, and a modern bathroom. On the lower ground floor is a secure storage room. The expansive communal grounds offer ample visitor parking, large lawned areas, woodlands, tennis courts and communal BBQ area.

The estate with CCTV security is accessed via electronically-controlled security gates and a 600m long sweeping driveway fringed with beautiful rhododendrons, and is situated within 0.5 of a mile from Banstead's village centre with its wide range of shops and facilities. Road links are excellent with the A217 giving access to the M25 approximately 5 miles away. London by rail is approximately 20 minutes from Coulsdon South Station or 25 minutes from Sutton. There are also a wide selection of excellent sporting facilities together with a number of reputable schools for all age groups.



BANSTEAD OFFICE

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AT A GLANCE...

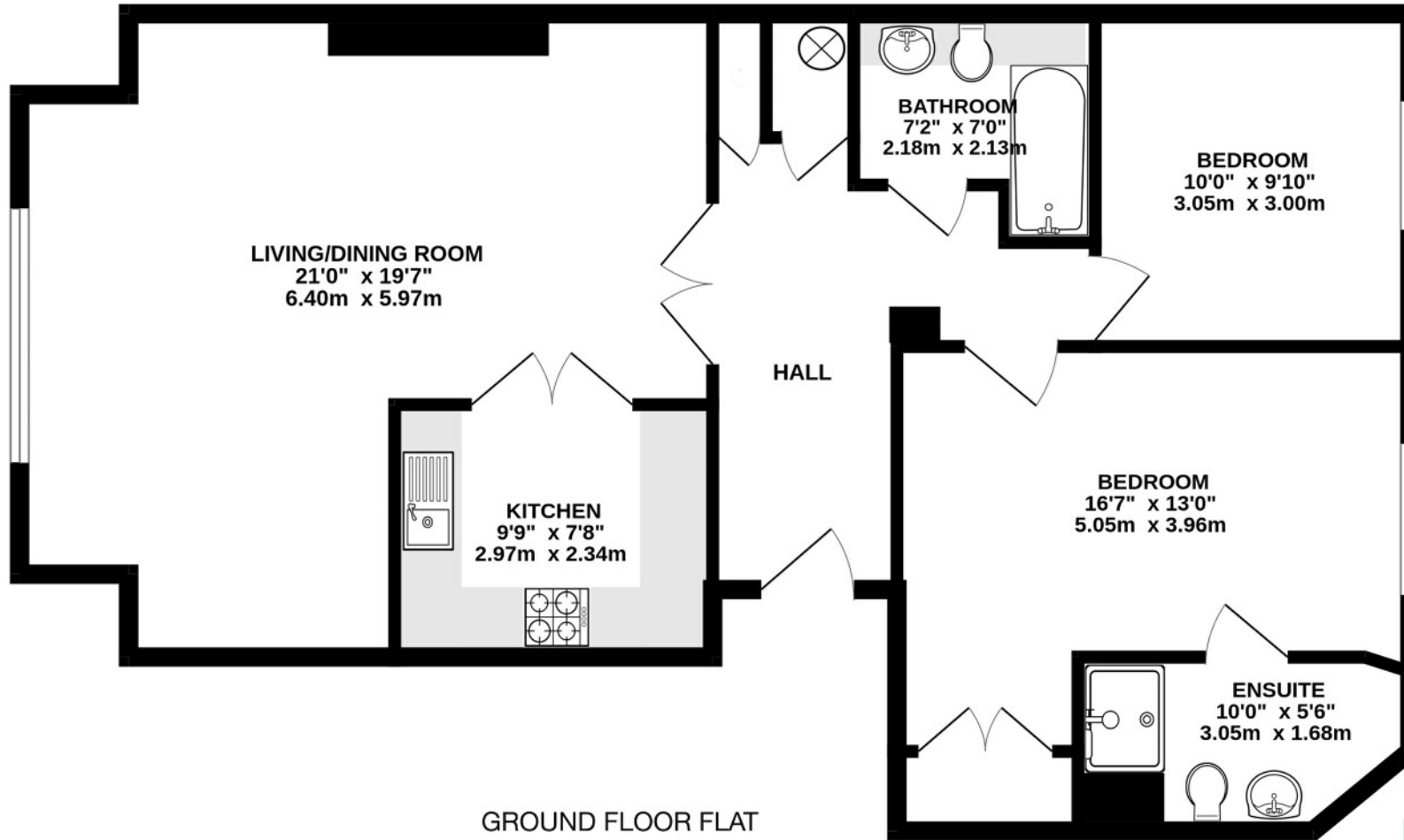
- Communal Entrance Lobby
- Hallway
- Living/Dining Room - 21'0" x 19'7" (6.40m x 5.97m)
- Kitchen - 9'9" x 7'8" (2.97m x 2.34m)
- Bedroom 1 - 16'7" x 13'0" (5.05m x 3.96m)
- En-suite Shower Room
- Bedroom 2 - 10'0" x 9'10" (3.05m x 3.00m)
- Bathroom
- Lockable Storage Room
- Allocated parking, visitor parking and secure bike storage
- Communal Gardens - approximately 28 acres (including Japanese Garden, BBQ area and Tennis Courts)
- Council Band E





Elizabeth Drive, Banstead

INTERNAL FLOOR AREA (APPROX.) 880 sq ft/ 81.7 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2023.



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