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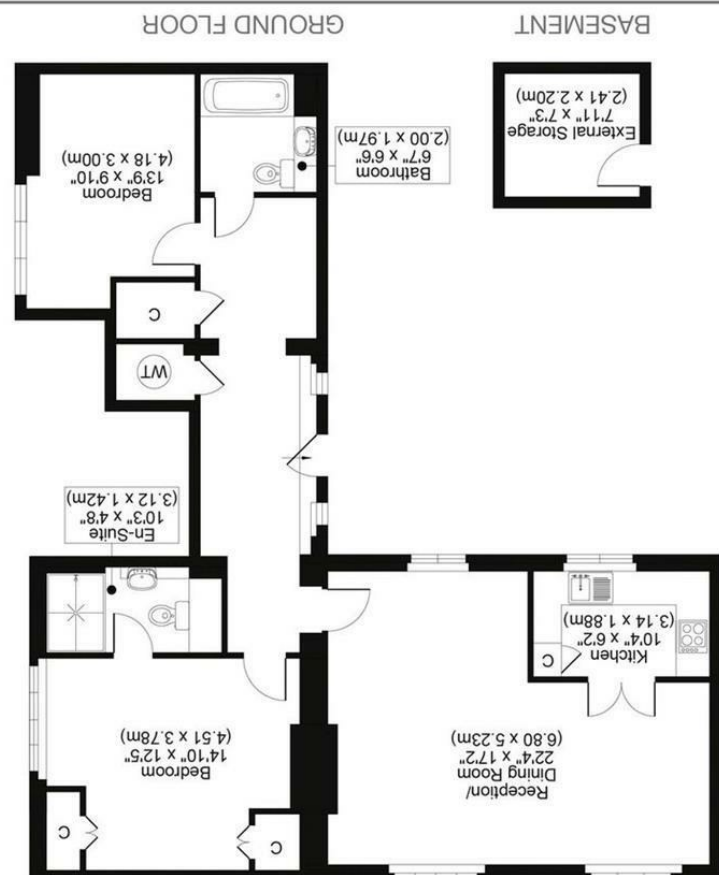
RICS

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.



SHAW HOUSE, ELIZABETH DRIVE, SM7
TOTAL APPROX FLOOR PLAN AREA INCLUDING EXTERNAL STORAGE 1088 SQ.FT (101 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING EXTERNAL STORAGE 1031 SQ.FT (96 SQ.M)



CHRISTIES



ELIZABETH DRIVE, BANSTEAD SM7 2FD

GUIDE PRICE £450,000

GUIDE PRICE £450,000 - £475,000

AN EXCEPTIONAL TWO-BEDROOM GROUND FLOOR MAISONETTE, SITUATED WITHIN AN EXCLUSIVE GATED DEVELOPMENT SURROUNDED BY APPROXIMATELY 28 ACRES OF BEAUTIFULLY MAINTAINED COMMUNAL GARDENS AND WOODLAND.

SET WITHIN THE IMPRESSIVE SHAW HOUSE, THIS BEAUTIFULLY PRESENTED PROPERTY COMBINES TRADITIONAL PERIOD CHARM WITH MODERN LIVING. THE BRIGHT AND SPACIOUS ACCOMMODATION FEATURES HIGH CEILINGS, DECORATIVE CORNICING, A PRIVATE ENTRANCE, WELCOMING HALLWAY WITH AMPLE STORAGE, IMPRESSIVE RECEPTION/DINING ROOM AND FITTED KITCHEN WITH INTEGRATED APPLIANCES. THE PRINCIPAL BEDROOM BENEFITS FROM FITTED WARDROBES AND AN EN-SUITE SHOWER ROOM, COMPLEMENTED BY A SECOND DOUBLE BEDROOM AND FAMILY BATHROOM.

FURTHER BENEFITS INCLUDE A PRIVATE SECURE BASEMENT STORAGE ROOM, ALLOCATED PARKING, VISITOR BAYS AND ELECTRIC VEHICLE CHARGING FACILITIES.

RESIDENTS ENJOY BEAUTIFULLY LANDSCAPED COMMUNAL GROUNDS FEATURING EXPANSIVE LAWNS, A JAPANESE WATER GARDEN, TENNIS COURTS, COMMUNAL BARBECUE FACILITIES AND PICTURESQUE WOODLAND WALKS, CREATING A WONDERFULLY PEACEFUL AND EXCLUSIVE SETTING.

CONVENIENTLY POSITIONED FOR BANSTEAD VILLAGE AND CHIPSTEAD, THE PROPERTY OFFERS EASY ACCESS TO LOCAL SHOPS, RESTAURANTS, CAFÉS, GOLF COURSES AND COUNTRYSIDE WALKS. NEARBY RAILWAY STATIONS AND THE M25 PROVIDE EXCELLENT TRANSPORT CONNECTIONS.

A RARE OPPORTUNITY TO ENJOY ELEGANT LIVING WITHIN A PRESTIGIOUS GATED DEVELOPMENT. EARLY VIEWING IS HIGHLY RECOMMENDED.

- BEAUTIFULLY PRESENTED TWO-BEDROOM GROUND FLOOR MAISONETTE
- EXCLUSIVE GATED DEVELOPMENT SET WITHIN APPROXIMATELY 28 ACRES OF LANDSCAPED GARDENS AND WOODLAND
- SPACIOUS RECEPTION/DINING ROOM, FITTED KITCHEN, EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- RESIDENTS' TENNIS COURTS, JAPANESE WATER GARDEN, COMMUNAL BBQ FACILITIES AND WOODLAND WALKS
- ALLOCATED PARKING, EV CHARGING FACILITIES, PRIVATE BASEMENT STORAGE AND CONVENIENT ACCESS TO BANSTEAD
- COUNCIL TAX BAND E
- EPC RATING C

