



WILMOT WAY, BANSTEAD, SURREY, SM7

GUIDE PRICE £700,000 - £735,000 FREEHOLD

Winkworth





WILMOT WAY
BANSTEAD, SURREY, SM7

**A BRIGHT AND SPACIOUS THREE
BEDROOM SEMI-DETACHED HOUSE
WHICH OFFERS EXCELLENT POTENTIAL
TO EXTEND, LOCATED IN THE HEART OF
BANSTEAD VILLAGE.**

This lovely family home has been well-maintained by the owner. It is ideally located in a quiet tree lined road just off Banstead High Street, with its selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food.



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Offered to the market for the first time in over 50 years, this lovely property has an attractive frontage with off street parking for several cars.

The bright and welcoming entrance hall leads into the front reception room with its feature fireplace and attractive bay window, and the rear dining room with sliding patio doors affords a lovely view of the garden. The fitted kitchen has a range of eye and low level units, some integrated appliances and a side door to the garden.

The first floor provides three well proportioned bedrooms all with fitted wardrobes, including two generous double bedrooms, a bay window in the large principal bedroom, a modern family sized bathroom with a bath and separate shower, and a single bedroom.

The property also has side access through the garage to the delightful secluded rear garden which extends to approximately 100 feet in length. It has a generous patio area adjacent to the house, is mainly laid to lawn, with mature shrub borders a summer house and a greenhouse in the corner.

All in all a superb house in a very convenient location, close to well-regarded schools, both private and state run for all age groups. The area is surrounded by some of Surrey's finest open green belt countryside where fine walks and sporting pursuits such as golf can be enjoyed.



BANSTEAD OFFICE

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AT A GLANCE...

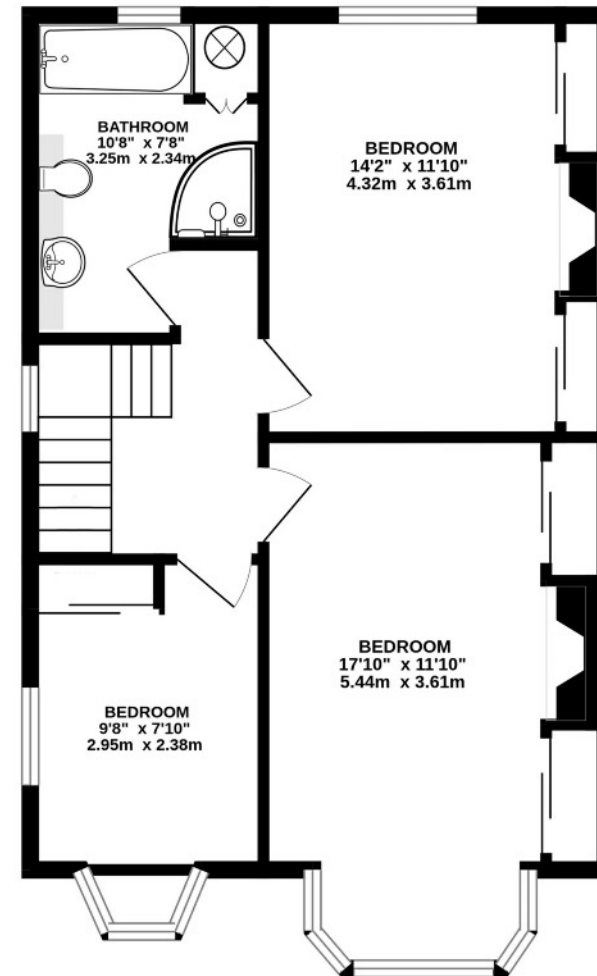
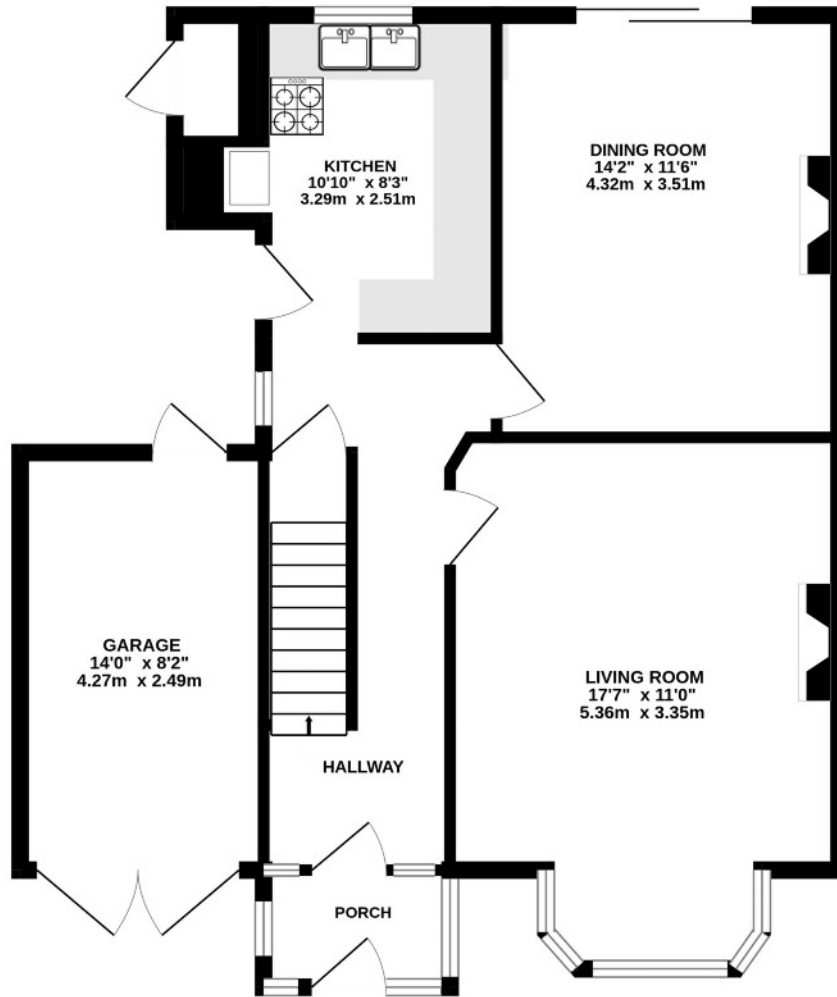
- Entrance Porch
- Hallway
- Living Room - 17'7" x 11'0" (5.36m x 3.35m)
- Dining Room - 14'2" x 11'6" (4.32m x 3.51m)
- Kitchen - 10'10" x 8'3" (3.29m x 2.51m)

- Bedroom 1 - 17'10" x 11'10" (5.44m x 3.61m)
- Bedroom 2 - 14'2" x 11'10" (4.32m x 3.61m)
- Bedroom 3 - 9'8" x 7'10" (2.95m x 2.38m)
- Family Bathroom - 10'8" x 7'8" (3.25m x 2.34m)

- Garage - 14'0" x 8'2" (4.27m x 2.49m)
- Rear Garden - 100' (30.48m) approximately







Wilmot Way, Banstead

INTERNAL FLOOR AREA (APPROX.) 1380 sq ft/ 128.2 sq m

Garden extends to 100' (30.48m) approx.

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 © 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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