Wilmot Way, Banstead,

Offers In Excess Of £700,000 - Freehold

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WILLIAMS HARLOW

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Located on the ever popular Wilmot Way, Banstead, this delightful three-bedroom house offers a perfect blend of comfort and potential. With three spacious reception areas, this property provides ample space for both relaxation and entertaining, making it an ideal home for families or those who enjoy hosting guests.

The well-appointed kitchen and bathroom cater to everyday needs, while the generous bedrooms ensure a restful retreat at the end of the day. The house boasts a remarkable 125-feet west-facing garden, perfect for enjoying sunny afternoons and outdoor activities. This expansive outdoor space presents an excellent opportunity for gardening enthusiasts or those looking to create their own private oasis.

Parking is a breeze with space for two vehicles, adding to the convenience of this lovely home. Additionally, the property offers extension potential, allowing you to tailor the space to your specific needs and preferences.

Situated within walking distance to Banstead High Street, residents will appreciate the easy access to a variety of shops, cafes, and local amenities. This prime location combines the tranquillity of suburban living with the vibrancy of community life.

In summary, this house on Wilmot Way is a wonderful opportunity for those seeking a spacious family home with the potential for further development, all within a desirable location. Don't miss the chance to make this property your own.

THE PROPERTY

A rare example of a semi detached property dating from the 1930s still in its original configuration and has a very traditional layout other than the conservatory that has been added to the rear. The accommodation comprises of the entrance hall, lounge, dining room, conservatory and kitchen. To the first floor there are two double bedrooms with a bay window to the front bedroom, single bedroom and family bathroom.

OUTDOOR SPACE

The property has a large west facing garden which extends to approximately 125 ft. The garden is a blank canvas for the new owners to make their own but is predominantly laid to lawn with some herbaceous borders. There is a good sized driveway to the front which allows parking for two vehicles.

LOCAL AREA

Banstead Village is within short walking distance and offers a thriving High Street with plentiful independent shops, coffee shops, restaurants, supermarkets, crafts as well as national chains. Banstead train station is a short walk away making commuting a breeze. The excellent local schools and Banstead Downs only a few minutes walk away, adds to its charm. The area is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought and a community where you feel fully invested.

WHY YOU SHOULD VIEW

This property is in a fabulous location on a popular residential road within easy to walk to Banstead Village High Street, all local amenities as well as Banstead train station. The property has potential to be extended (STPP) as other properties on the road have been subject to rear extensions and loft conversions.

LOCAL SCHOOLS

St Anne's 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

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

KEY FEATURES

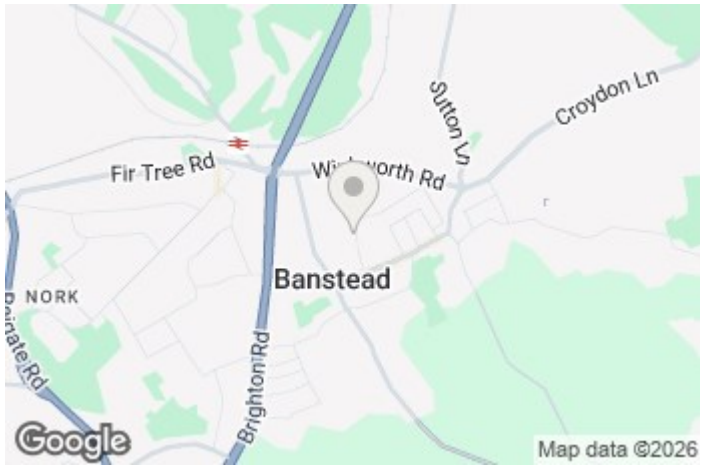
Three bedrooms - Three reception areas - Fitted kitchen - 125ft westerly aspect rear garden - Drive - Extension potential - Walking distance to Banstead High Street and train station

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 F £3,537.14 2025/26



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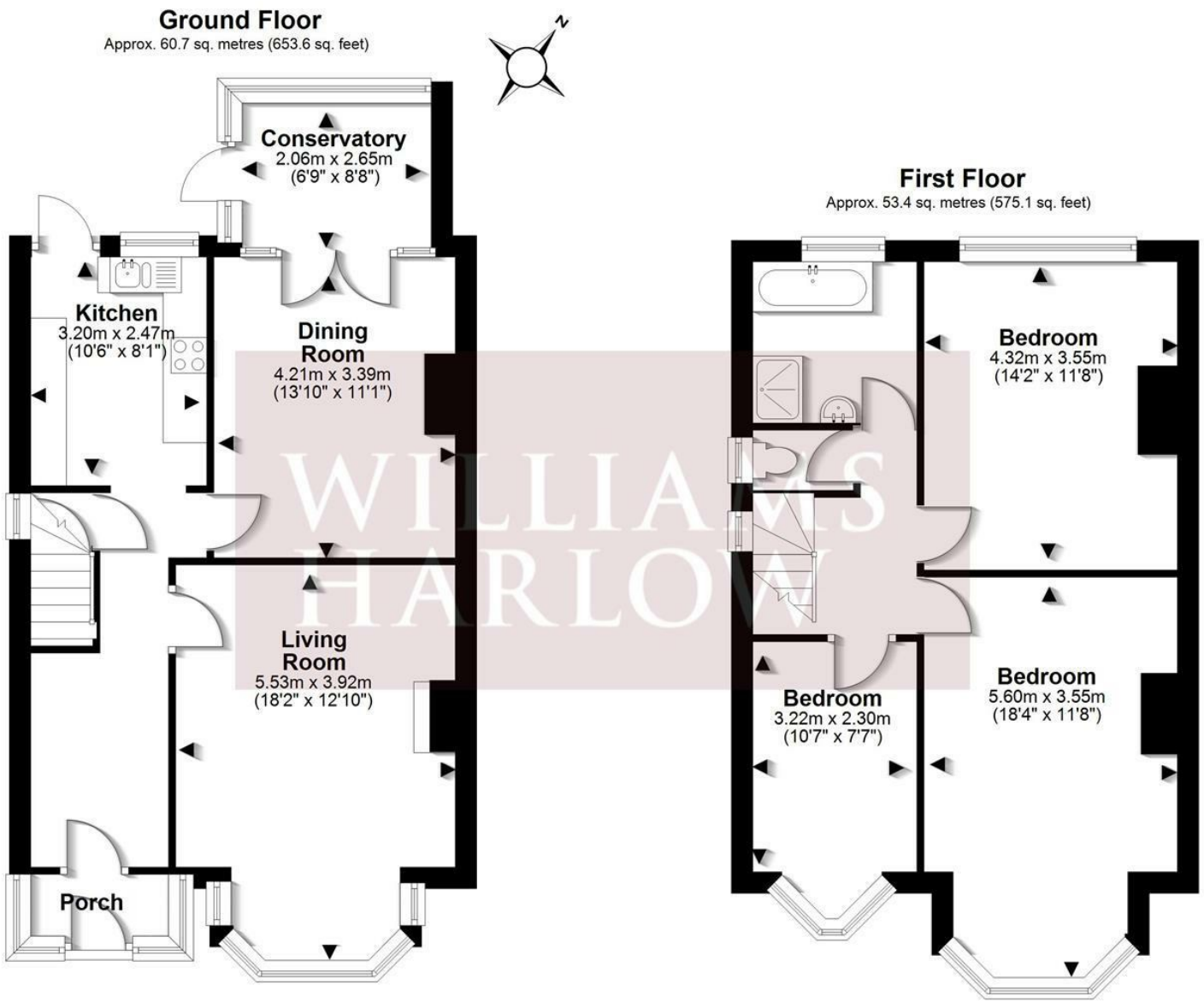

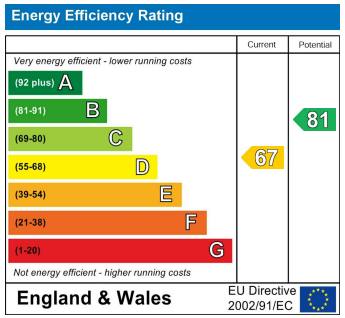

Total area: approx. 114.1 sq. metres (1228.7 sq. feet)

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