



Wilmot Way, Banstead,  
Asking Price £725,000 - Freehold



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**WILLIAMS  
HARLOW**























Located in Banstead village this semi-detached house on Wilmot Way presents a rare opportunity for those seeking a property with potential. Boasting three well-proportioned bedrooms and two inviting reception rooms, this home offers ample space for both relaxation and entertaining.

One of the standout features of this property is the secluded south-west facing rear garden, which extends an impressive 185 feet in length. This expansive outdoor space is perfect for gardening enthusiasts or families looking for a safe area for children to play. The garden's orientation ensures it basks in sunlight throughout the day.

The property also presents an exciting opportunity for those wishing to personalise their living space. With potential for extension, you can truly make this house your own, tailoring it to suit your lifestyle and preferences.

Located in the heart of Banstead village, you will enjoy the convenience of local amenities, schools, and transport links, all within easy reach. This home is not just a property; it is a canvas awaiting your creative touch. Whether you are a first-time buyer or looking to invest, this semi-detached house is a wonderful prospect in a sought-after location. Do not miss the chance to explore the possibilities that await you here.

## THE PROPERTY

A rare example of semi-detached property dating from the 1930's that has not already been subject to an extension. The property is still in its original configuration and has a traditional layout. To the ground floor there is an entrance hall, Lounge, dining room, kitchen and to the first floor there are two double bedrooms, a single bedroom and family bathroom.

## OUTDOOR SPACE

A key feature of this property is the large secluded mature rear garden that extends to 185 FEET in length and enjoys a South/West aspect. The garden is divided into sections with a patio area to the rear of the property and is well stocked with mature plants and trees. There is also a large drive way to the front and a garage to the side offering huge extension potential.

## THE LOCAL AREA

Wilmot Way is a typical Banstead Village road with other semi detached houses, detached houses and also bungalows. This area is favoured by local families because of its easy reach of excellent local schools and Banstead Village High Street shopping facilities. The area was predominantly built in the 1930's. There is also local transport links available from Banstead Village.

## WHY YOU SHOULD VIEW

Offered to the market with no onward chain offering the new purchaser a quick transaction in a highly sought after location. The property is in its original format and allows any new owner to create their dream living space, catering for your specific needs or taste.

## LOCAL BUS ROUTES

51 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

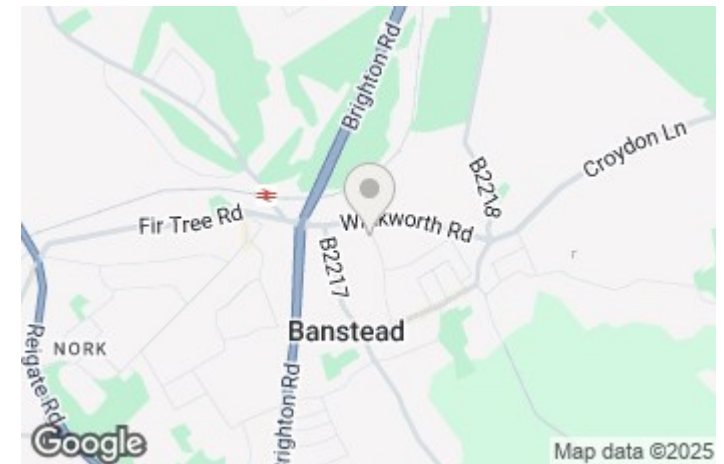
St Annes Catholic Primary School – Ages 4-11  
Banstead Infant School – Ages 4-7  
Banstead Community Junior School – Ages 7-11  
The Beacon School Secondary School – Ages 11-16  
St Andrews Catholic School – Ages 11-19  
Sutton Grammar School – Ages 11-18  
Banstead Preparatory School – Aged 2-11  
Aberdour School – Ages 2-11

## FEATURES

Three bedrooms-Two reception rooms-Fitted kitchen-185 Ft Garden-with south / west aspect-Garage-Drive Way- Potential to extend-Walking distance to Banstead High street and Train station-Chain Free

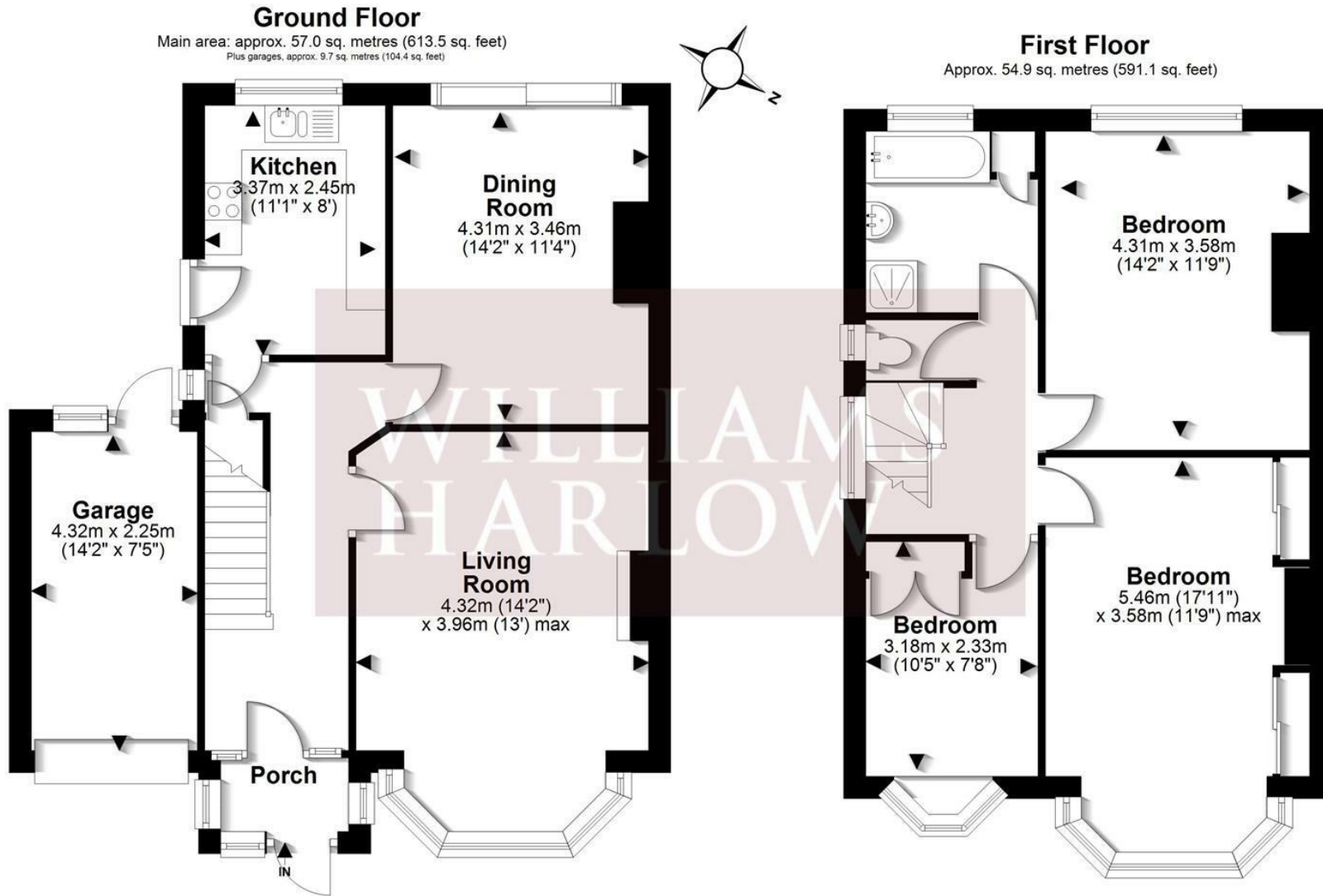
## COUNCIL TAX

Band F £3537.14 per year





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.



Main area: Approx. 111.9 sq. metres (1204.6 sq. feet)

Plus garages, approx. 9.7 sq. metres (104.4 sq. feet)

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

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