



Wilmot Way, Banstead, Surrey  
£825,000 - Freehold

**WILLIAMS  
HARLOW**

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Located in the sought-after location of Wilmot Way, Banstead, this charming semi-detached house offers a perfect blend of comfort and potential. Boasting four well-proportioned bedrooms and three inviting reception rooms, this property is ideal for families seeking space and versatility. The two bathrooms provide convenience for busy mornings, ensuring that everyone has their own space.

Just a few minutes' walk from the vibrant Banstead Village High Street, residents will enjoy easy access to a variety of shops, cafes, and local amenities. Additionally, the nearby Banstead train station offers excellent transport links, making commuting a breeze.

One of the standout features of this home is the approved planning for a single-storey wrap-around extension, along with a first-floor side extension and a single-storey front extension. This presents a fantastic opportunity for buyers to enhance the property further, tailoring it to their specific needs and desires.

The west-facing rear garden, extending to approximately 153ft, is a true gem. It not only provides ample space for outdoor activities and gardening but also offers stunning views overlooking London, creating a picturesque backdrop for relaxation and entertaining.

With parking available for up to three vehicles, this property combines practicality with charm, making it an excellent choice for those looking to settle in a desirable area. This home is a rare find, and it promises to be a wonderful place to create lasting memories.

## THE PROPERTY

A handsome typical mid 1930s house which is glorious in nature and aspirational in price, proudly confident in its surroundings. The frontage is super charming and very alluring. The house has since been modernised and added to to produce a luxury family home where multiple generations can exist in harmony. The total accommodation comprises of three reception rooms, study, lounge, dining room and a re-fitted kitchen to the rear and utility cupboard. There are four bedrooms with an en-suite to the master bedroom and main family bathroom. The flexibility and practicality of the layout offers extra dimensions to busy lifestyles, teenage children or staying guests. From the rear at both first and second floor levels there are

stunning views across west London. It has taken years of investment to produce a near perfect home and this absolutely needs to be seen.

## OUTDOOR SPACE

The front does not disappoint as there is parking for up to three vehicles. An impressive rear garden enjoys a westerly aspect extending to approximately 153ft. Without a doubt these are some of the most impressive gardens within Banstead Village.

## LOCAL AREA

Wilmot Way is a very popular residential road. Banstead Village is within short walking distance and offers a thriving High Street with plentiful independent shops, coffee shops, restaurants and supermarkets as well as national chains. Banstead train station is a short walk away making commuting a breeze. The excellent local schools and Banstead Downs are also only a few minutes walk away which 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.

## VENDOR THOUGHTS

We knew we wanted this house as soon as we saw it. We purchased this property in 2020 and have modernised the property. We have added the second storey loft conversion which is an incredible addition. We now seek to upsize to South Cheam.

## KEY BENEFITS

An excellent home where you can walk to Banstead Village within a matter of minutes - Three reception rooms - Master bedroom with en-suite - Stunning views over London - Westerly aspect rear garden extending to 153ft.

## 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 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 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

## COUNCIL TAX

Reigate & Banstead BAND F £3,537.14 2025/26

## APPROVED PLANNING

Proposed single-storey wrap-around extension at ground floor level incorporating two rooflights, together with a part first-floor side extension and a single-storey front extension at ground floor level. As amended on 24/11/2025.

<https://planning.reigate-banstead.gov.uk/online-applications/applicationDetails.do?keyVal=T37IPDMVIXK00&activeTab=summary>



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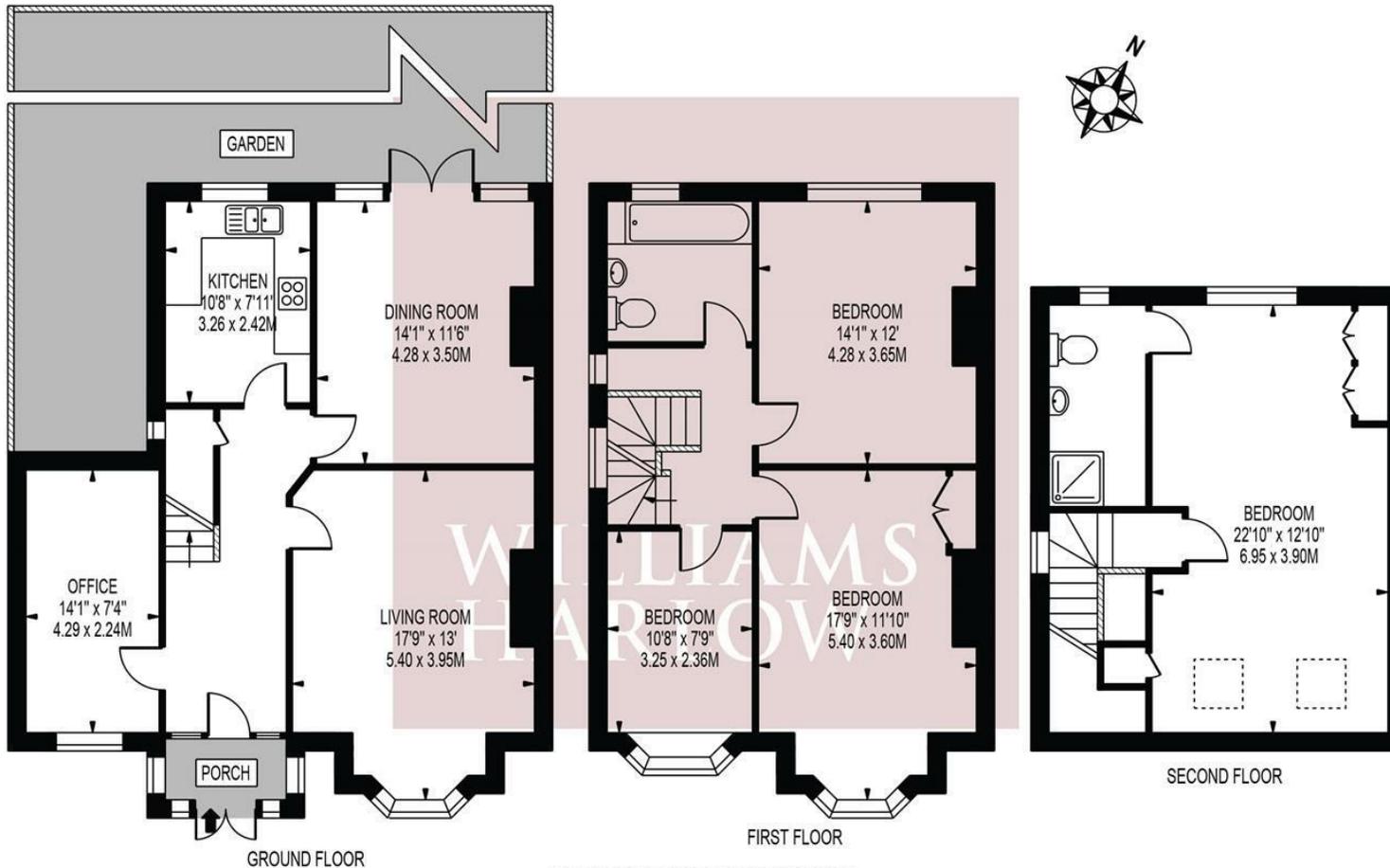
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## WILMOT WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1744 SQ FT - 162.03 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		70	
(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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