



Wilmot Way, Banstead, Surrey
Asking Price £880,000 - Freehold



**WILLIAMS
HARLOW**











Located in the desirable road of Wilmot Way, Banstead, this impressive semi-detached house offers a perfect blend of space and comfort, ideal for family living. Spanning over 2000 square feet, the property boasts five generously sized bedrooms, providing ample room for relaxation and privacy.

The home features three inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is designed to maximise both space and light, creating a warm and welcoming atmosphere throughout.

With two well-appointed bathrooms, morning routines will be a breeze, ensuring convenience for all family members. The property also benefits from an east-facing garden that extends over 110 feet, allowing for plenty of natural sunlight throughout the day. This expansive outdoor space is perfect for children to play, hosting summer barbecues, or simply enjoying a peaceful moment in the fresh air.

Adding to the charm of this home is a delightful log cabin situated in the rear garden. This versatile space can serve as a home office, a creative studio, or a tranquil retreat, catering to a variety of lifestyle needs.

In summary, this semi-detached house on Wilmot Way is a rare find, offering spacious living, a beautiful garden, and the potential for a variety of uses in the log cabin. It is an ideal choice for families seeking a comfortable and stylish home in a sought-after location.

THE PROPERTY

A rare example of semi-detached property dating from the 1930's that is subject to a generous extension. The property now offers over 2300 SQFT of versatile living space and has further potential to extend STP. To the ground floor there is an entrance hall, lounge, dining room, kitchen and office space. To the first floor there are five generous sized bedrooms and two family bathrooms.

OUTDOOR SPACE

A key feature of this property is the large secluded rear garden that extends to 110 FEET in length and enjoys an easterly aspect. A garden footpath leads to the log cabin/ secondary office located at the end of the garden which also benefits from vehicular access from Lambert Road. There is also a large drive way to the front and parking at the rear providing parking for up to four vehicles & garage to the side.

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 and Banstead mainline train station is within an easy walk.

WHY YOU SHOULD VIEW

Offered to the market with no onward chain enabling the new purchaser a quick transaction in a highly sought after location. It would be hard to better this house as it is a great spacious versatile family home with huge potential to add your own touch and further potential to extend (STP).

LOCAL BUS ROUTES

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

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 – Ages 2-11
Aberdour School – Ages 2-11

FEATURES

Five bedrooms - Three reception rooms - Fitted kitchen - 110 Ft Easterly aspect rear garden - Garage - Driveway - Further potential to extend (STGP) - A short walk to Banstead Village High Street, excellent local schools and Banstead mainline train station - Chain Free

COUNCIL TAX

Band F £3537.14 2025/26



Wilmot Way, Banstead, SM7

Approximate Area = 1872 sq ft / 174 sq m

Garage = 174 sq ft / 16.1 sq m

Home Office = 284 sq ft / 26.3 sq m

Total = 2330 sq ft / 216.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

