



WILMOT WAY, BANSTEAD, SURREY, SM7

£850,000

FREEHOLD

Winkworth





WILMOT WAY
BANSTEAD, SURREY, SM7

**A BEAUTIFULLY PRESENTED FIVE BEDROOM
SEMI-DETACHED HOUSE THAT OFFERS
CONTEMPORARY LIVING, SITUATED IN A
SOUGHT AFTER LOCATION WITHIN A SHORT
DISTANCE OF BANSTEAD HIGH STREET.**

This deceptively spacious family house, has been thoughtfully extended and refurbished in recent years. 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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The property has been extended and refurbished to a superb standard throughout. The property has an attractive frontage with off street parking for two cars.

The bright and welcoming entrance hall leads into the front reception room with its feature fireplace and attractive bay window, and at the rear the fabulous open plan kitchen/dining area with large conservatory, which provides a bright open feel overlooking the delightful garden. This space is essentially the hub of the house, and is great for a busy family lifestyle. The modern contemporary kitchen, with integrated appliances will be attractive to anyone who spends a lot of time in the kitchen. A downstairs cloakroom completes the ground floor.

The first floor provides two double bedrooms with bay window and fitted wardrobes to the master, a beautifully finished family sized bathroom with bath and separate shower, and a single bedroom.

The second floor (loft conversion) has two further bedrooms with fitted wardrobes, and a well-appointed shower room.

The property also has side access to the rear garden which has a generous patio area adjacent to the house, is mainly laid to lawn, with shrub borders and two garden sheds 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
- Open Plan Kitchen/Dining Room - 19'9" x 14'11" (6.02m x 4.55m)
- Living Room - 17'8" x 13'0" (5.38m x 3.96m)
- Conservatory - 19'0" x 11'6" (5.79m x 3.51m)
- Cloakroom

- Bedroom 1 - 17'9" x 11'9" (5.41m x 3.58m)
- Bedroom 2 - 14'2" x 11'9" (4.32m x 3.58m)
- Bedroom 3 - 10'10" x 7'10" (3.30m x 2.39m)
- Family Bathroom - 10'10" x 7'8" (3.30m x 2.34m)
- Bedroom 4 - 12'3" x 11'6" (3.74m x 3.50m)
- Bedroom 5 - 18'8" x 12'0" (5.68m x 3.66m)
- Shower Room

- Rear Garden - 115' (35.05m) approximately

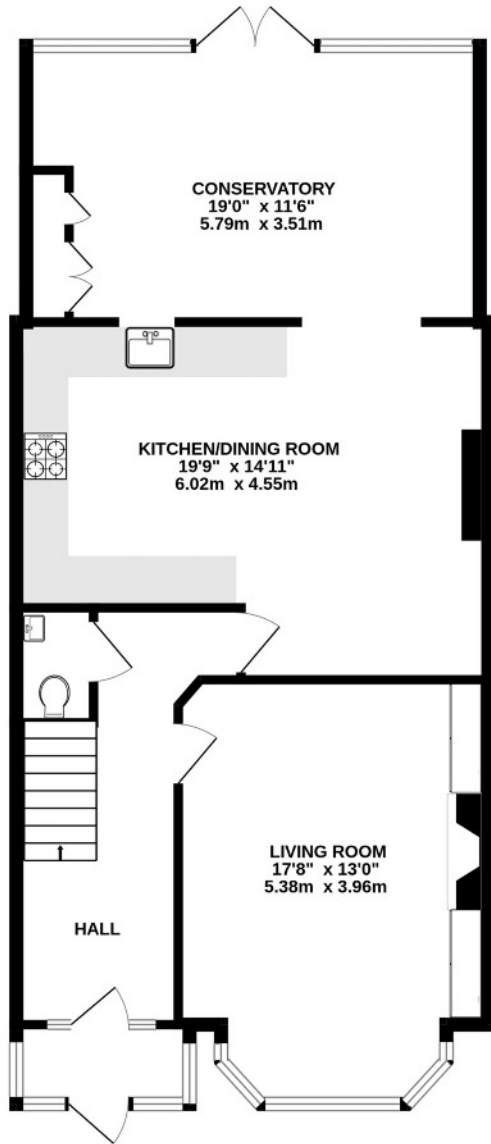




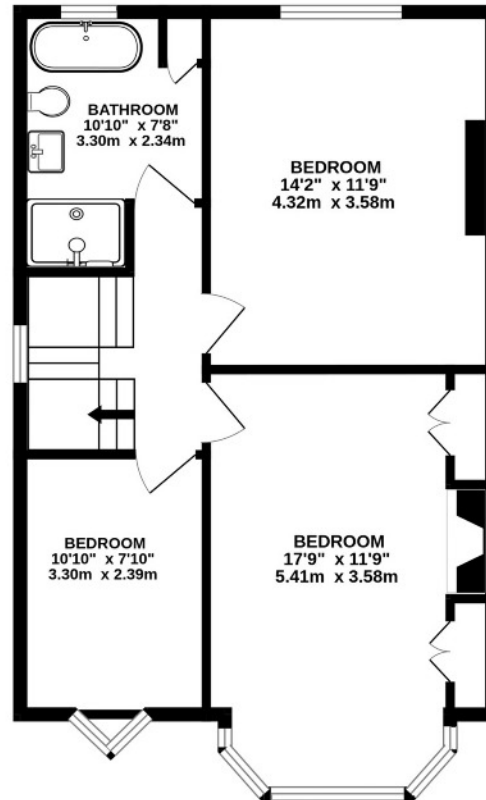
Wilmot Way, Banstead

INTERNAL FLOOR AREA (APPROX.) 1890 sq ft/ 175.5 sq m

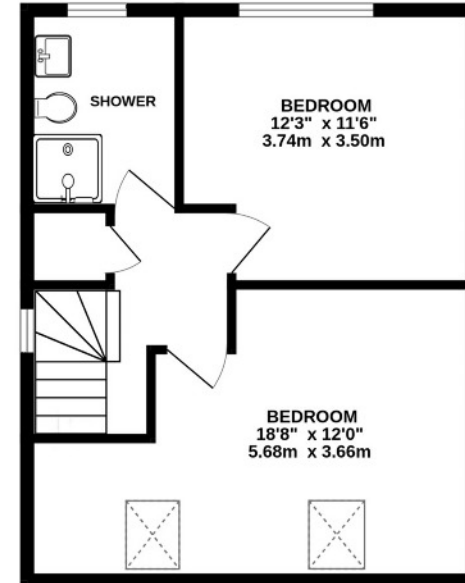
Garden extends to 115' (35.05m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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See things differently.