



**WILMOT WAY**, BANSTEAD, SURREY, SM7

OIEO **£725,000**

FREEHOLD

**Winkworth**





**WILMOT WAY**  
BANSTEAD, SURREY, SM7

**A BRIGHT AND SPACIOUS THREE  
BEDROOM/TWO BATHROOM SEMI-  
DETACHED HOUSE, SITUATED IN A  
SOUGHT AFTER LOCATION WITHIN A  
SHORT DISTANCE OF BANSTEAD HIGH  
STREET.**

This family home offers spacious accommodation with the added benefit of a westerly facing rear garden. 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.



**WILMOT WAY**  
BANSTEAD, SURREY, SM7

This older style semi-detached property offers the potential to create a bespoke family home. 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 the separate dining room provides direct access to the rear garden. The very functional but slightly dated kitchen together with a shower room/wc (formerly part of the original garage) complete the ground floor accommodation.

The first floor provides two double bedrooms, a single bedroom, a family sized bathroom and separate wc.

Outside there is an attractive frontage with off street parking for two cars. Side access leads to the westerly facing rear garden which measures approximately 115 feet in length, has a generous paved area adjacent to the house, and is mainly laid to lawn, with shrub borders. A personal door opens into a useful store room.

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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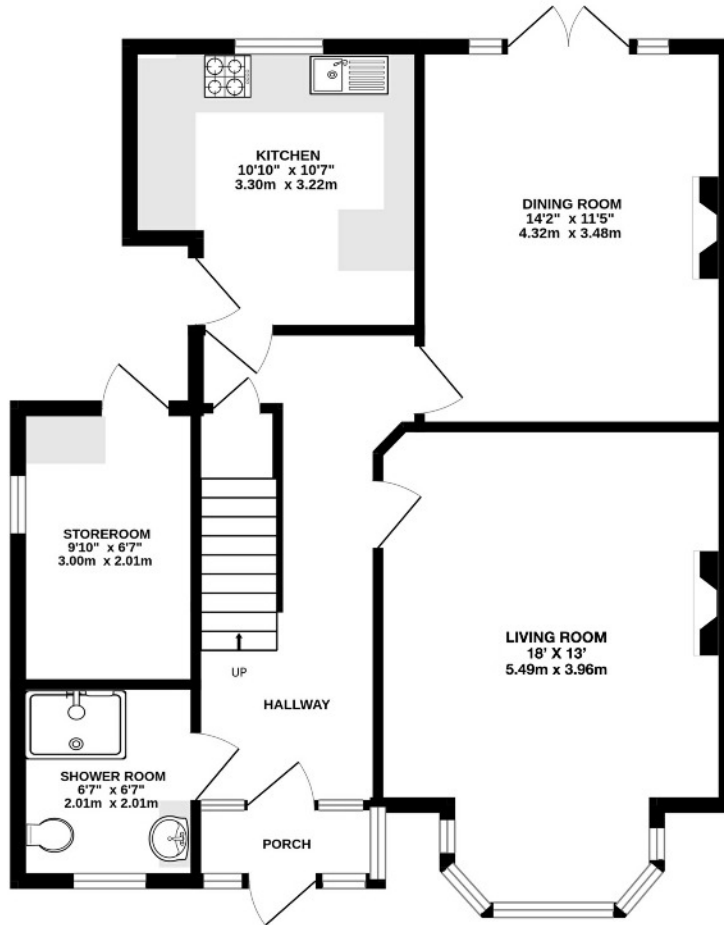
### AT A GLANCE...

- Entrance Porch
- Hallway
- Shower Room/WC - 6'7" x 6'7" (2.01m x 2.01m)
- Living Room - 18'0" x 13'0" (5.49m x 3.96m)
- Dining Room - 14'2" x 11'5" (4.32m x 3.45m)
- Kitchen - 10'10" x 10'7" (3.30m x 3.22m)
- Bedroom 1 - 18'0" x 12'0" (5.49m x 3.66m)
- Bedroom 2 - 14'2" x 12'0" (4.32m x 3.66m)
- Bedroom 3 - 10'9" x 7'8" (3.28m x 2.34m)
- Bathroom - 7'9" x 7'6" (2.37m x 2.29m)
- Separate WC
- Rear Garden - 115' (35.05m) approximately

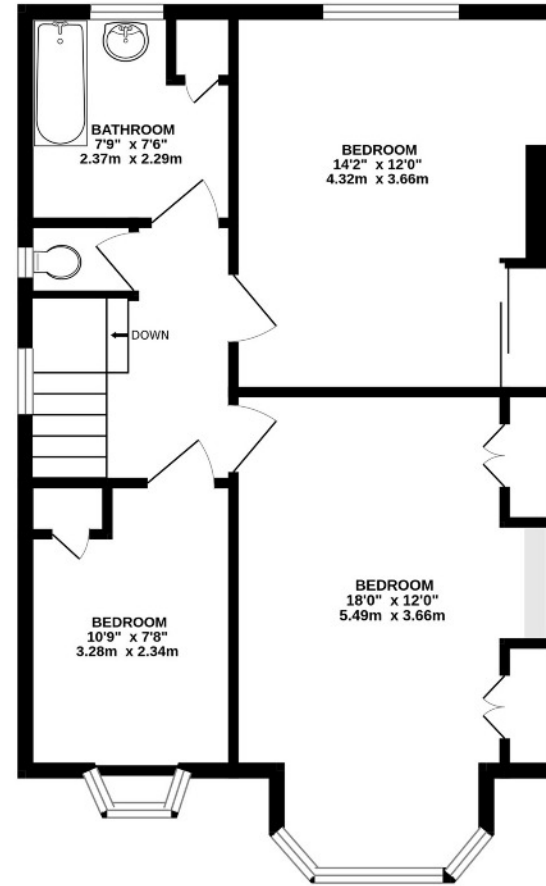




**Wilmot Way, Banstead SM7 2QA**  
 INTERNAL FLOOR AREA (APPROX.) 1345 sq ft/ 125.0 sq m  
 Garden extends to 165' (50.2m) approx.



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2023.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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## Banstead office

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**Winkworth**

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