

Wilmot Way Banstead, Surrey SM7 2QA

An opportunity to acquire an extended THREE BEDROOM semi-detached property with further extension potential (S.T.P.C). The property benefits from a secluded WEST FACING REAR GARDEN extending to approximately 180 FEET, a LARGE OPEN PLAN KITCHEN/DINER, lounge, downstairs WC, family bathroom with separate WC, garage and off street parking. All is located within the heart of BANSTEAD VILLAGE, a short walk to the HIGH STREET offering an array of local shops, restaurants, transport links and excellent local schools. VIEWING HIGHLY RECOMMENDED. SOLE AGENTS.

Asking Price £799,950 - Freehold



PORCH

Steps leading up to the double glazed enclosed porch with double opening glazed doors and double glazed windows to the side, tiled floor, giving access to the:

FRONT DOOR

UPVC front door with obscured glazing, giving access through to the:

ENTRANCE HALL

Obscured double glazed windows. Coving. Radiator. Staircase leading to the first floor landing. Understairs storage cupboard housing the meters and fuse board. Alarm control panel.

LOUNGE

Double glazed bay window to the front. Feature fireplace with wooden mantle and surround and tiled hearth. Original fitted bookshelves and storage cupboard located on either side of the fireplace. Radiator.

DOWNSTAIRS WC

Low level WC. Wall mounted wash hand basin. Stain glass window to the side. Extractor.

EXTENDED KITCHEN/DINING ROOM

DINING AREA

Radiator. Fireplace feature with wooden mantle, marble surround and hearth. Velux windows to the rear. Double glazed patio doors with double glazed window to the side enjoying a pleasant outlook over the rear garden.

KITCHEN AREA

Roll edge work surface incorporating a one and a half bowl stainless steel sink drainer. A comprehensive range of cupboards and drawers below the work surface and a comprehensive range of eye level cupboards. Space for freestanding appliances, namely gas cooker, upright fridge freezer. Separate large storage cupboard with plumbing for the washing machine. 2 x radiators. Obscured double glazed door to the side.

FIRST FLOOR ACCOMMODATION

LANDING

Obscured double glazed window to the side. Access to loft.

BEDROOM ONE

Double glazed bay window to the front. Radiator. Fitted wardrobes. Coving.

BEDROOM TWO

Double glazed window to the rear enjoying a pleasant view overlooking the mature rear garden. Fitted wardrobes. Radiator. Coving.

BEDROOM THREE

Double glazed bay window to the front. Radiator.

FAMILY BATHROOM

Panel bath. Wash hand basin with storage below. Shaver point. Heated towel rail. Cupboard housing the gas central heating boiler. Obscured double glazed window to the rear.

SEPARATE WC

Low level WC. Radiator. Obscured double glazed window to the side.

OUTSIDE

FRONT

There is a pea shingle driveway to the front providing off street parking for 2-3 vehicles.

GARAGE

Metal up and over door to the front. Power and lighting.

WEST FACING REAR GARDEN

54.86m length approximately (180'0 length approximately)

There is a large patio area immediately to the rear of the property, a great space for entertaining with steps leading down to the remainder of the garden which is mainly laid to lawn with herbaceous borders and shrubs. Outside tap. 2 x garden sheds located at the end of the garden. Access to the side to the rear of the garage. The garden offers of a high degree of privacy.

COUNCIL TAX

Reigate & Banstead BAND F £3,228.85 2023/24



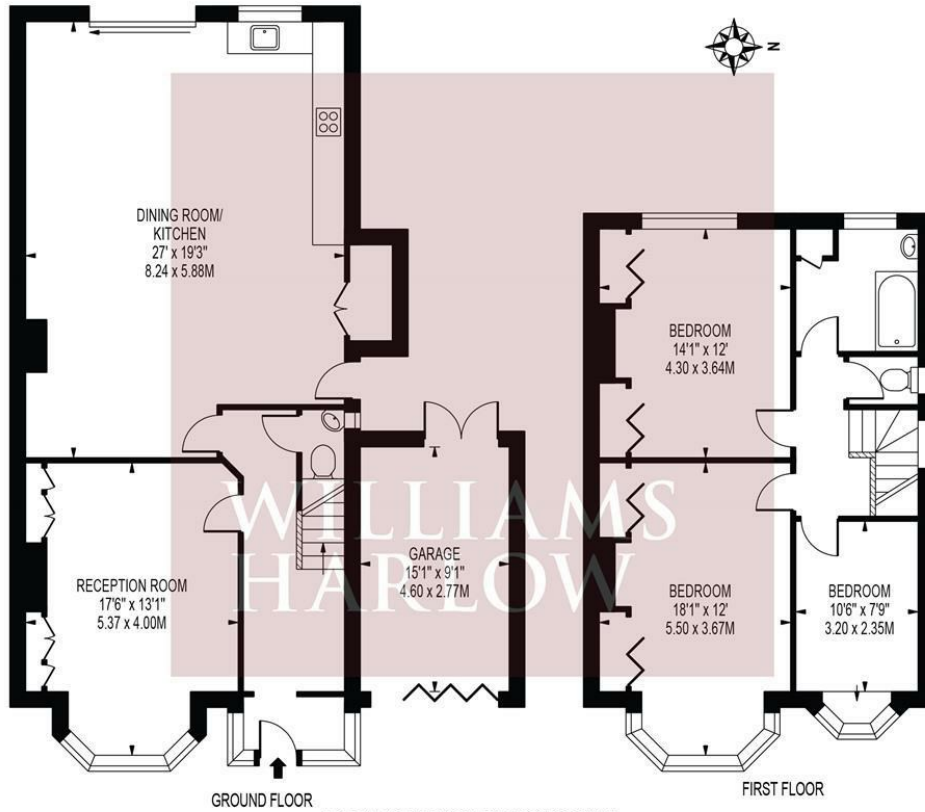
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

**WILLIAMS
HARLOW**

WILMOT WAY

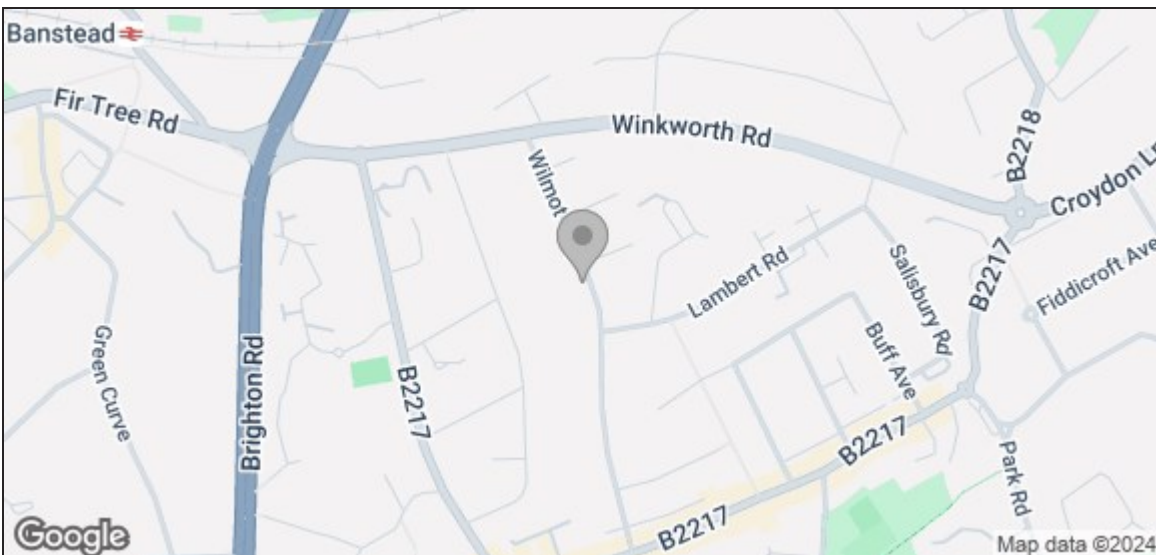
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1476 SQ FT - 137.15 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 137 SQ FT - 12.74 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	