

## Wilmot Way Banstead, Surrey SM7 2PZ

OPEN DAY SATURDAY 11TH MAY 2024 FROM 10AM-2PM. A rare opportunity to acquire a FIVE BEDROOM semi-detached property with TWO BATHROOMS and a feature OPEN PLAN KITCHEN/FAMILY AREA with bi-folding doors looking out over the LARGE WEST FACING GARDEN. All is within a short walk of BANSTEAD VILLAGE HIGH STREET. This property has been extended and completely modernised to a high standard by the current owners. Other features include downstairs WC, utility room and OFF STREET PARKING. Viewing is a must. SOLE AGENTS.

Guide Price £950,000 - Freehold



## PORCH

Enclosed porch with double glazed doors and double glazed windows to the side. Tiled floor. Giving access to the:

## FRONT DOOR

Composite front door with obscured window and obscured double glazed window to either side, giving access through to the:

## ENTRANCE HALL

Coving. Picture rail. Wood panelling. Stairs to the first floor landing. Understairs storage cupboard. Cloak cupboard. Alarm control panel. Thermostatic control. Radiator. Porcelain flooring.

## DOWNSTAIRS WC

Obscured double glazed window to the side. Wall mounted wash hand basin. Low level WC. Radiator.

## LOUNGE

Double glazed bay window to the front. 3 x radiators. Fireplace feature with wooden mantle with wrought iron surround and tiled hearth. Coving. Picture rail.

## DINING AREA

Bespoke made storage units with cupboards and drawers, matching the kitchen. Radiator. Porcelain flooring. Space for Wine cooler. Opening through to the:

## EXTENDED FEATURE KITCHEN/FAMILY AREA

Large feature island with Quartz worktop incorporating a stainless steel Franke sink and drainer with hot tap and waste disposal. Cupboards and drawers below the work surface. Integrated dishwasher. Pull out bin drawer. Cutlery drawers. Quartz work surface incorporating a five ring Neff induction hob with extractor above. A comprehensive range of cupboards and drawers below the work surface and eye level cupboards. 2 x integrated double electric ovens. 2 x pull out larder cupboards. Velux windows. Downlighters. Glazed area of roofing. Bi-fold doors to the rear garden. Porcelain flooring. Underfloor heating. Door giving access to the:

## UTILITY ROOM

Obscured double glazed window to the side. Wall mounted gas central heating boiler. Work top and space for a washing machine. Storage shelves and drawers. Continuation of the porcelain flooring.

## FIRST FLOOR ACCOMMODATION

### LANDING

Obscured double glazed window to the side.

### BEDROOM ONE

Double glazed large bay window to the front. Range of built in wardrobes providing a mixture of shelving and hanging space. Radiator. Coving. Picture rail.

### BEDROOM TWO

Double glazed window to the rear enjoying a lovely outlook over the rear garden. Radiator. Coving. Picture rail. Built in wardrobes. Built in unit providing drawers and storage.

## FAMILY BATHROOM

Obscured double glazed window to the rear. Walk in shower cubicle with rain shower and hand held shower plus extractor fan. 2 x wash hand basins with storage below and tiled splashback. Contemporary feature towel rail. Freestanding bath with wall mounted taps. Downlighters.

## SEPARATE WC

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

## BEDROOM FIVE

Coving. Picture rail. Double glazed window to the front. Radiator.

## SECOND FLOOR ACCOMMODATION

### LANDING

Accessed via a sweeping staircase. Storage cupboard. Obscured double glazed window to the side.

### BEDROOM THREE

Double glazed window to the rear enjoying a pleasant outlook over the rear garden. Built in wardrobes. Radiator.

### BEDROOM FOUR

Velux windows to the front. Eaves storage. Built in wardrobes providing shelving and hanging space.

## SHOWER ROOM

Walk in shower cubicle with both rain shower and hand held attachment with wall mounted controls. Feature towel rail. Low level WC. Wash hand basin with storage below and tiled splashback. Obscured double glazed window to the rear.

## OUTSIDE

### FRONT

There is driveway providing off street parking for two/three vehicles.

### WEST FACING REAR GARDEN

There is a large patio area immediately to the rear of the property with outdoor lighting and steps leading down to the remainder of the garden which is mainly laid to lawn with herbaceous borders, mature shrubs and trees. Outdoor power socket. Outside tap. Useful side gate giving access to the front of the property. West facing garden providing afternoon/evening summer sunshine. At the end of the garden there is a large garden shed.

## COUNCIL TAX

Reigate & Banstead Borough Council BAND F £3,379.06 2024/25

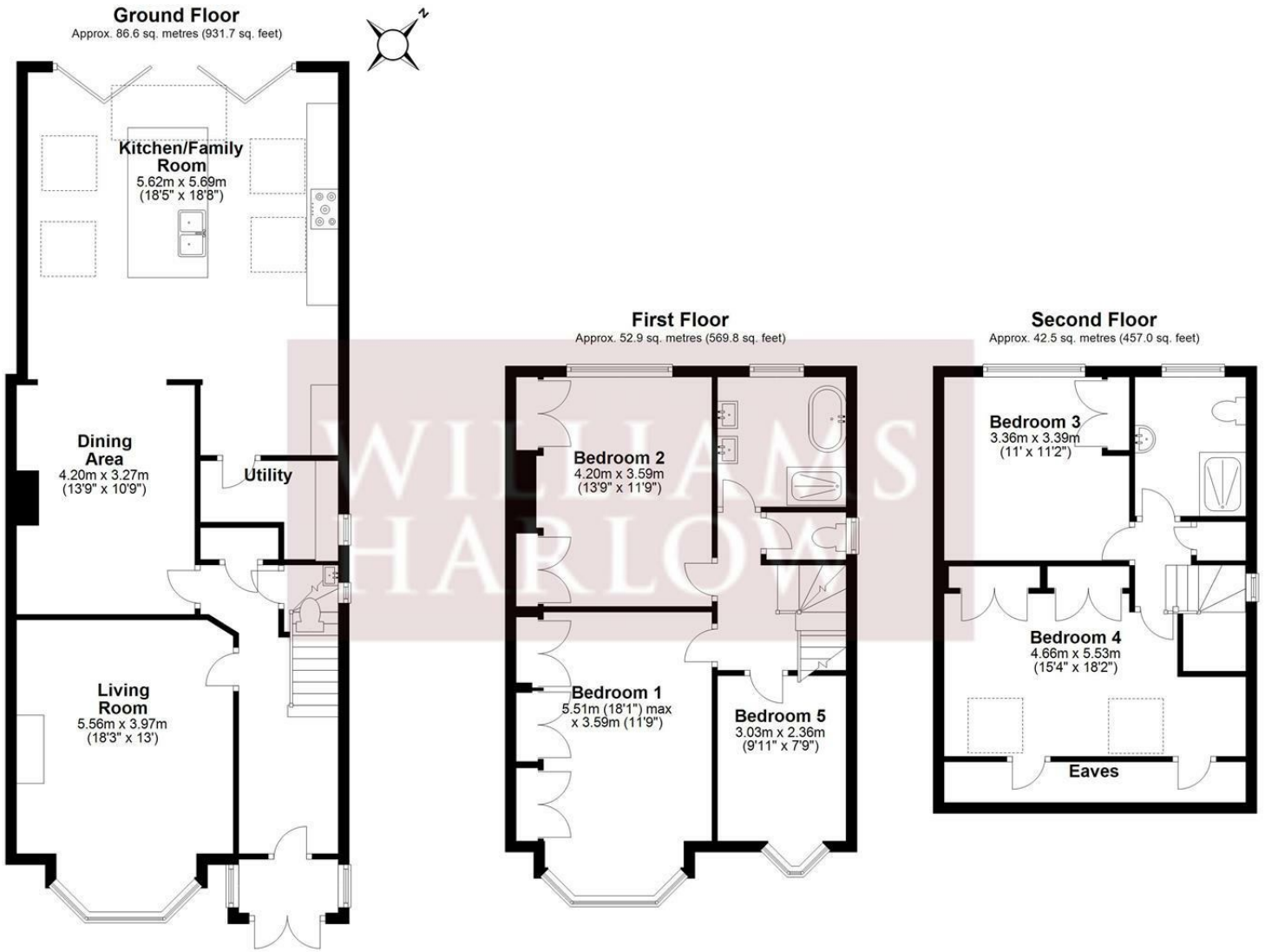






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**WILLIAMS  
HARLOW**



Total area: approx. 182.0 sq. metres (1958.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(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	