



**JAMES  
ANDERSON**



# TO LET

Wilmot Way, Banstead, SM7

# £2,800 Per Month

Per Month

Stunning four bedroom semi-detached house located on a popular residential road in Banstead Village. The property comprises a lovely family reception room, large open plan kitchen / dining room with direct access to a large well maintained garden, four bedrooms and two bathrooms.

The property is located within 0.2 of a mile of Banstead High Street, which offers a variety of shopping and leisure facilities including traditional village shops, national brand stores, restaurants and cafés.

Deposit Required £3230.00

Minimum Term: 12 months

Holding Deposit: £646.00



Four Bedrooms



Two Bathrooms



Large Bright Reception



Stunning Kitchen / Dining Room



EPC Rating - E



Banstead Station



Banstead Prep



Off Street Parking



Gardener Included in Rent



Council Tax Band F - £3138 per Annum

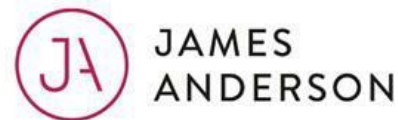


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Wilmot Way

Approximate Gross Internal Area = 1417 sq ft / 131.6 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 4 sq ft / 0.4 sq m  
 Total = 1421 sq ft / 132 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	50	72
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

