



Roundwood way, Banstead

The **PERSONAL** Agent

# Offers In Excess Of £900,000 Freehold

- Chain Free
- Stunning on 0.5 Acre Plot
- 3295 sq ft Five Bedroom Chalet Bungalow
- 19'6 x 16'6 Kitchen/Breakfast Room
- 18'6 x 15'9 Reception Room One
- 15'9 x 12' Reception Room Two
- 12'3 x 11'3 Reception Room Three
- En suite Bathroom To Primary Bedroom
- Utility Room and Downstairs cloakroom
- 22'3 x 12' Outbuilding / Office

An impressive detached chalet bungalow is a true gem, offering an impressive 3,295 square feet of versatile living space. Set on a generous 0.5 acre plot, this property is perfect for families seeking both comfort and room to grow.

The home boasts five well appointed bedrooms, providing ample accommodation for family and guests alike. With two bathrooms, morning routines will be a breeze, ensuring convenience for all. The property features three spacious reception rooms, allowing for a variety of uses, whether it be a formal sitting area, a playroom, or a study.

The heart of the home is undoubtedly the expansive kitchen/diner, measuring 19'6 x 16'6, which is ideal for modern family living and entertaining, making it the perfect space for gatherings and celebrations.

In addition to the generous living areas, the property includes a double garage, offering secure parking and additional storage



options. Furthermore, a substantial outbuilding measuring 22'3 x 12' provides excellent potential for further use, whether as a workshop, studio, or additional storage.

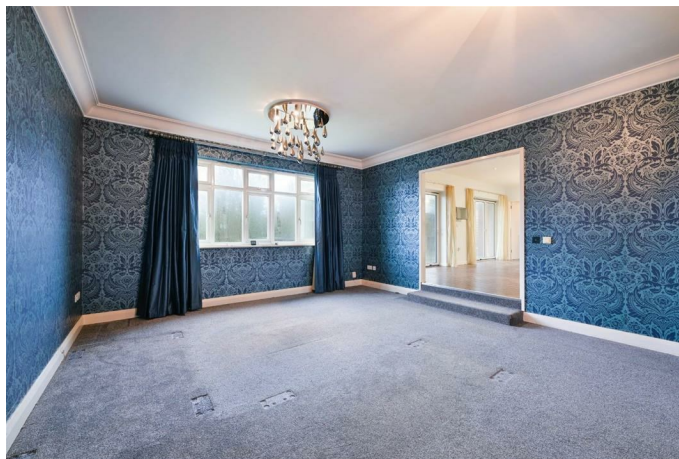
Offered to the market with no onward chain, this home presents a fantastic opportunity for buyers seeking space, privacy, and convenience in a sought after location. With its blend of comfort and practicality, this property is sure to appeal to those looking to create lasting memories in a beautiful setting. Don't miss your chance to make this exceptional home your own.

The property comprises of a Porch, Hallway, Three large reception rooms, kitchen/breakfast room, utility room, downstairs cloakroom, master bedroom with spacious en suite bathroom, four further generous bedrooms and a family bathroom. Further noteworthy points to mention include a detached games room, underfloor heating throughout, double garage, 105ft x 70ft rear garden and a carriage driveway.

Roundwood Way is a very popular and rarely available residential road that is just a short walk from Warren Mead primary school and close proximity of Banstead railway station which is just a short distance away. If you are travelling further afield the M25 is just a short drive away.

If you are looking to enjoy outside space then Epsom Downs itself is just around the corner as are the wide open spaces of Nork Park. The practicality of the location continues with a number of local convenience stores at the end of nearby Nork Way or if you are wanting more variety the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants is just a couple of miles away, as is the pretty and vibrant Banstead Village.

Tenure: Freehold  
Council Tax Band: G

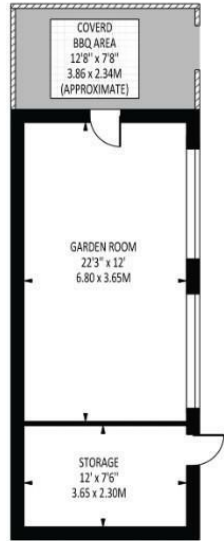




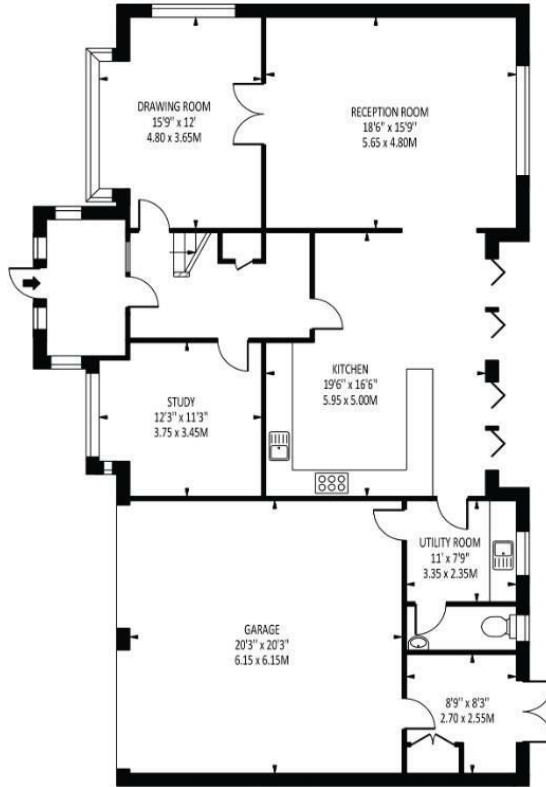
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## Roundwood Way

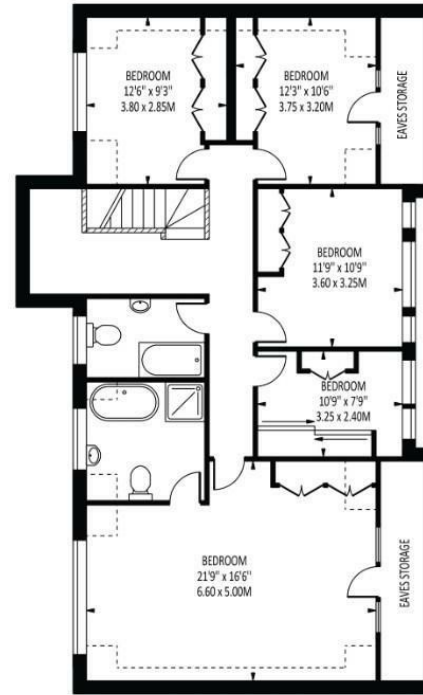
Total Area: 3295 SQ FT • 306.08 SQ M  
 (Including Eaves Storage, Restricted Height Area, Garden Room, Garage & Storage)  
 Eaves Storage & Restricted Height Area : 194 SQ FT • 18.05 SQ M  
 Garden Room Area : 267 SQ FT • 24.82 SQ M  
 Garage Area : 407 SQ FT • 37.82 SQ M  
 Storage Area : 90 SQ FT • 8.40 SQ M



GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Disclaimer: 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 of 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>78</b>	<b>86</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			
England & Wales		EU Directive 2002/91/EC	

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Epsom, Surrey, KT18 7RG  
01372 745 850

### STONELEIGH/EWELL OFFICE

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Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01372 814 900

### LETTINGS & MANAGEMENT

157 High Street  
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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

