



Roundwood View, Banstead

The **PERSONAL** Agent

Offers In Excess Of £725,000 Freehold

- 1493 sq ft property
- Extended semi detached property
- Three bedrooms
- Two reception rooms
- 15'8 x 7'10 Kitchen
- Large Corner plot
- 21'0 x 16'10 Detached double garage
- Room to extend (STPP)

The Personal Agent are delighted to offer for sale this 1493 sq ft extended three bedroom semi detached house.

The property benefits from a large corner plot and room to extend STPP. Other benefits include a detached double garage.

The property comprises of a hallway, two reception rooms currently used as a living room and dining room with separate kitchen and downstairs cloakroom.



On the first floor there are three bedrooms, two of which are doubles and one single. The main bathroom with bath and separate shower completes the accommodation.

The property further benefits from a large rear garden and detached double garage.

Roundwood View is a very popular and rarely available residential cul-de-sac that is just a short walk from Warren Mead primary school, The Beacon secondary school and in close proximity of Banstead railway station which is just a short distance

away.

The wide open spaces of Nork Park and Epsom Downs are nearby. The practicality of the location continues with a number of local shops at the end of nearby Nork Way or if you are wanting more variety, Epsom and Banstead offer an array of retail units, leisure facilities and restaurants.

Tenure - Freehold

Council tax band - F

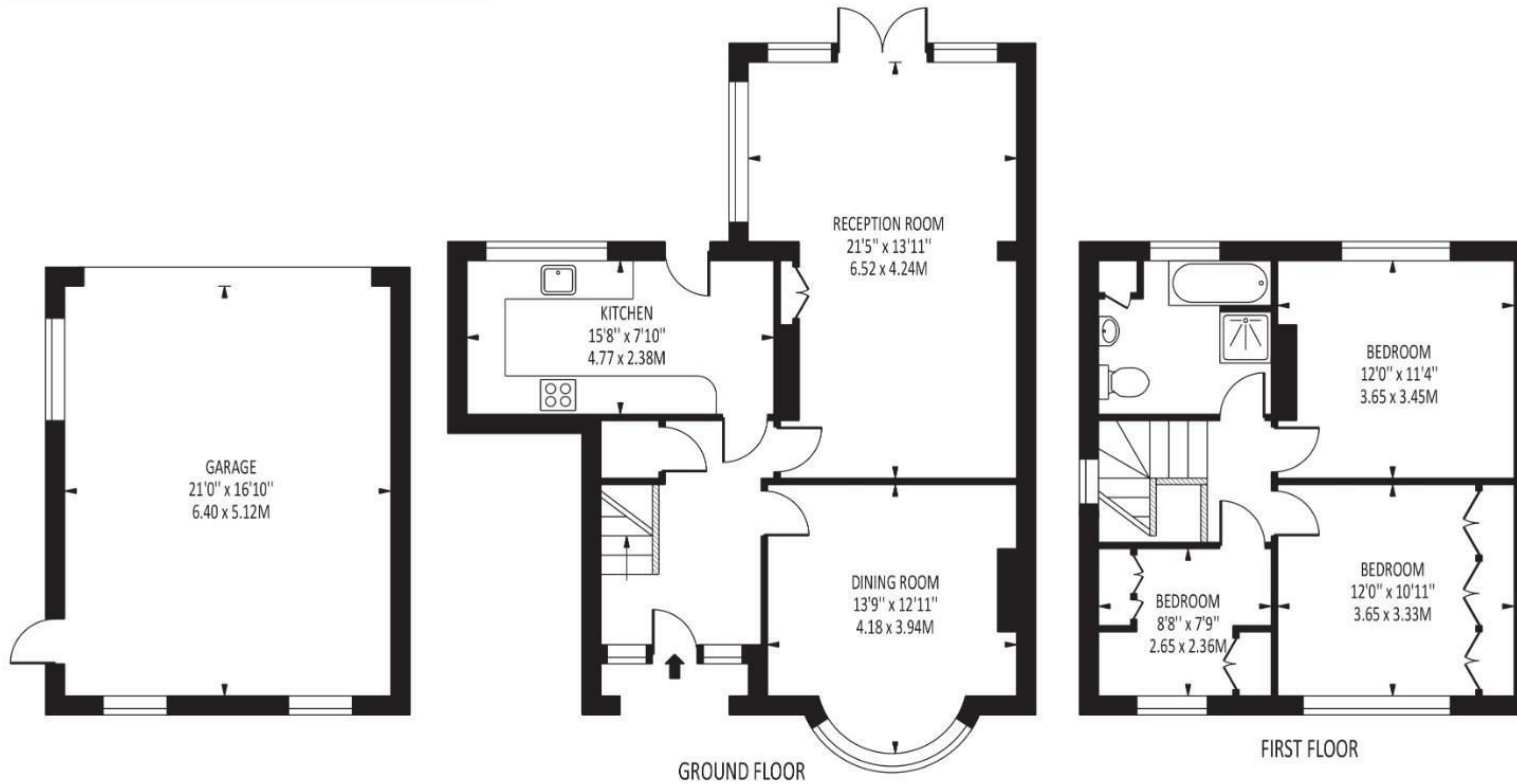




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Roundwood View

Total Area: 1493 SQ FT • 138.67 SQ M
(Including Garage)
Garage Area : 353 SQ FT • 32.77 SQ M



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) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
70		
England & Wales		EU Directive 2002/91/EC

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