



Roundwood Way, Banstead, Surrey
Offers Invited £800,000 - Freehold



**WILLIAMS
HARLOW**











Located in the desirable area of Roundwood Way, Banstead, this charming detached house presents a rare opportunity for those seeking a home with character and modern conveniences. Spanning an impressive 1,067 square feet, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The well-appointed kitchen has been recently re-fitted, offering a stylish and functional space for culinary enthusiasts.

The house features three comfortable bedrooms, providing ample space for families or those wishing to accommodate guests. The bathroom is conveniently located, ensuring ease of access for all residents. A sympathetic extension at the rear enhances the living space, creating an additional reception room that offers a delightful outlook over the well-maintained rear garden.

Parking is a significant advantage of this property, with space for up to five vehicles available on the private driveway and in the garage. This feature is particularly appealing in a residential area where parking can often be a challenge.

Situated close to local schools, shops, and a mainline station, this home is ideally positioned for families and commuters alike. The absence of an onward chain simplifies the buying process, making this property even more attractive.

In summary, this detached house on Roundwood Way is a wonderful blend of character, space, and convenience, making it an ideal choice for those looking to settle in a vibrant community.

THE PROPERTY

A handsome bay fronted detached house in this aspirational residential area. The road is well sought after in particular for its architectural design. The gardens for these properties are generous extending to over 90ft to the rear backing a wooded copse. The house has been modernised to produce a luxury family home where multiple generations of families can co-exist in harmony. The total accommodation comprises of a superb

generous entrance hall, open plan lounge and dining room with an additional reception room to the rear. There is also a re-fitted kitchen. The first floor flows well with three good sized bedrooms and bathroom.

OUTSIDE AREA

This certainly doesn't disappoint. To the front and side has been laid to a tasteful herringbone brick affording parking for up to 5 vehicles. Here you can access to the property's front door and also the single detached garage. The rear garden backing onto a wooded copse offers a high degree of privacy with high hedging on both side with an elevated patio to the rear. The remainder of the garden is laid to level lawn. The garden is impressive and secluded and is ideal for relaxation and entertaining.

FROM THE SELLER

We always found this house to have a lovely homely feel about it and also perfect for entertaining, thanks to the huge through lounge and large garden. Great surroundings, secluded and well situated!

WHY YOU SHOULD VIEW

We are incredibly honoured to represent this house as rarely a detached house is available in this area. Our feeling is the next owner will settle quickly and enjoy many years. The whole family will be well served by local schools, transport, shops, restaurants and an all round sense of security. Lastly there is lots of potential to extend the property subject to consent.

LOCAL AREA

Banstead Nork is a superb area if you haven't already visited. It offers a local range of shopping facilities at Nork Way, excellent primary and secondary schools alongside Nork park which is ideal for recreation plus Banstead High Street is easily accessible as well as the surrounding towns of Epsom, Sutton and Reigate. Banstead mainline train station is also reached within a short walk offering services to Sutton and London. This popular residential area has great appeal, surrounded by easy access to green open spaces, a peaceful neighbourhood which will allow you to enjoy evening walks without a second thought and a community where people feel invested.

LOCAL SCHOOLS

Warren Mead Junior School – Ages 7-11

Warren Mead Infant School – Ages 2-7

Epsom Downs Community School – Ages 3-11

Shawley Community Primary Academy – Ages 2-11

The Beacon School Secondary School – Ages 11-16

Banstead Preparatory School – Ages 2-11

Aberdour School – Ages 2-11

LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour

Sutton – London Victoria 33 minutes

Sutton to London Bridge 39 minutes

Tattenham Corner Station – London Bridge, 1 hour 9 min

LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton

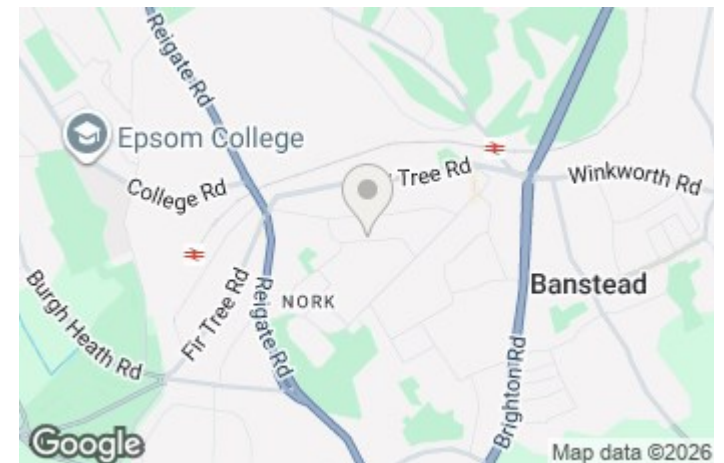
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station

420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)

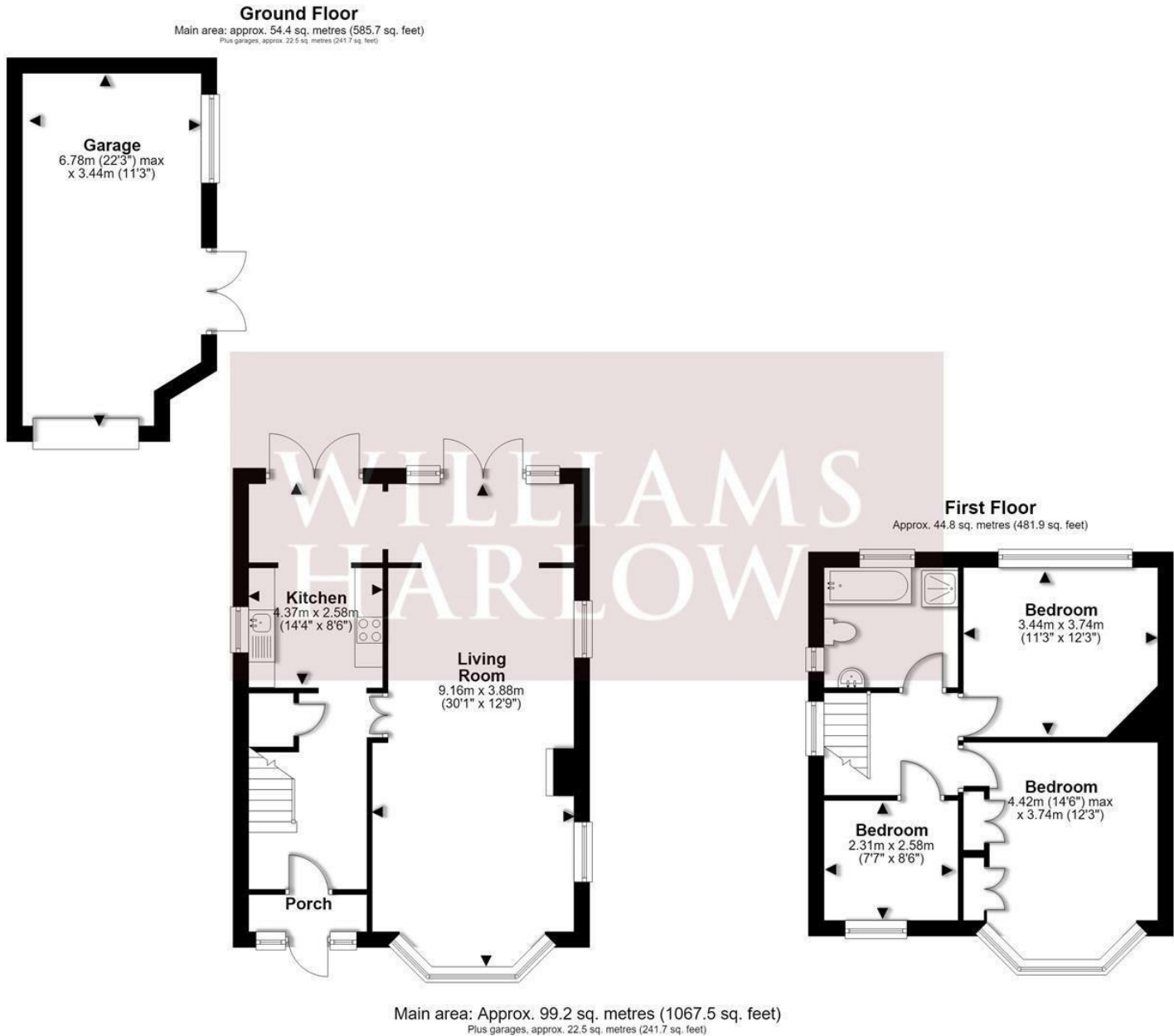
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

COUNCIL TAX

Reigate & Banstead BAND E £3,123.83 2026/27



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	76
England & Wales		EU Directive 2002/91/EC