

Roundwood Way, Banstead,

Offers Over £700,000 - Freehold

WILLIAMS HARLOW

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This charming three-bedroom detached house on Roundwood Way, Banstead, presents an excellent opportunity for those looking to create their dream home. The property boasts a spacious reception room, perfect for family gatherings or entertaining guests. A ground floor extension at the rear enhances the living space, providing versatility for various uses.

The house features a well-proportioned shower room and three comfortable bedrooms, making it ideal for families or those seeking extra room. The south-facing rear garden, extending to an impressive 100ft, offers a delightful outdoor space for relaxation and recreation, basking in sunlight throughout the day.

For your convenience, the property includes off-street parking for up to three vehicles, along with a garage, ensuring ample space for your vehicles and storage needs. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This property is conveniently located near excellent local primary and secondary schools, making it an attractive option for families. With a touch of modernisation, this home has the potential to become a truly stunning residence. Don't miss the chance to view this delightful property and envision the possibilities it holds.

THE PROPERTY

An attractive property we believe dates from the 1930s is located in a highly desirable residential area with other characterful detached and semi detached homes. The area is well sought after by families as it is walking distance of an excellent primary school and also secondary schools are nearby. The property does require some modernisation, however affords the prospective buyer the opportunity to improve and design to their own tastes. Our feeling is that the new owners will settle quickly and enjoy area as much as the previous owners. The property has been the subject of a ground floor rear extension which affords a larger kitchen and rear reception room which enjoys a pleasing outlook over the rear garden. To the first floor there are three good sized bedrooms and family shower room.

OUTSIDE SPACE

The outside space is ideal with plentiful off street parking to the front and an area has been retained for planting to soften the kerb appeal. There is side access through to the rear garden which is directly southerly and extends to 100 ft. There is a patio immediately to the rear and high hedging on all borders to afford a good degree of privacy. There is also a garage/store to the rear.

LOCAL AREA

Banstead Nork is superb if you haven't already visited and is unlike many other Surrey areas. The property is within easy walking distance of Nork Way local shops, restaurants etc., Banstead mainline train station services to Sutton and London plus excellent primary and secondary schools alongside Nork park which is ideal for recreation. 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 – Aged 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

ENHANCEMENT & STAGING DISCLAIMER

Please note that some of the photographs featured within these particulars may have been digitally enhanced, edited or virtually staged to improve their presentation. This may include adjustments to lighting, colour, landscaping, the removal of vehicles or other objects, and the addition or alteration of furnishings. Such images are provided for illustrative purposes only and may not represent the property's exact current appearance. Prospective purchasers are advised to satisfy themselves as to the property's actual condition, layout and surroundings through personal inspection.

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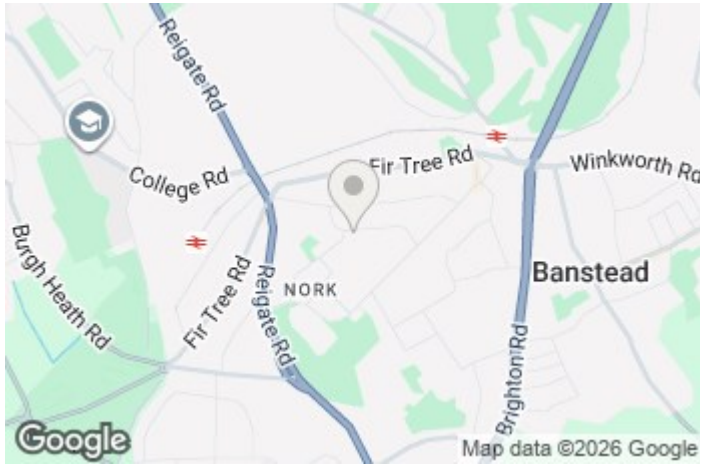
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WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

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



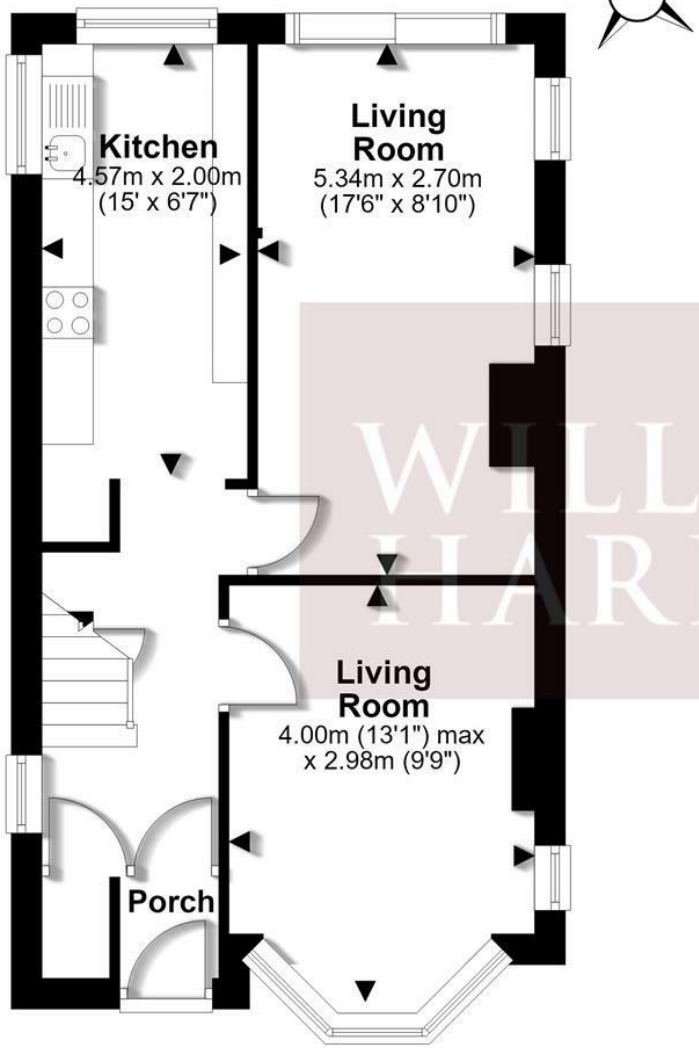
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

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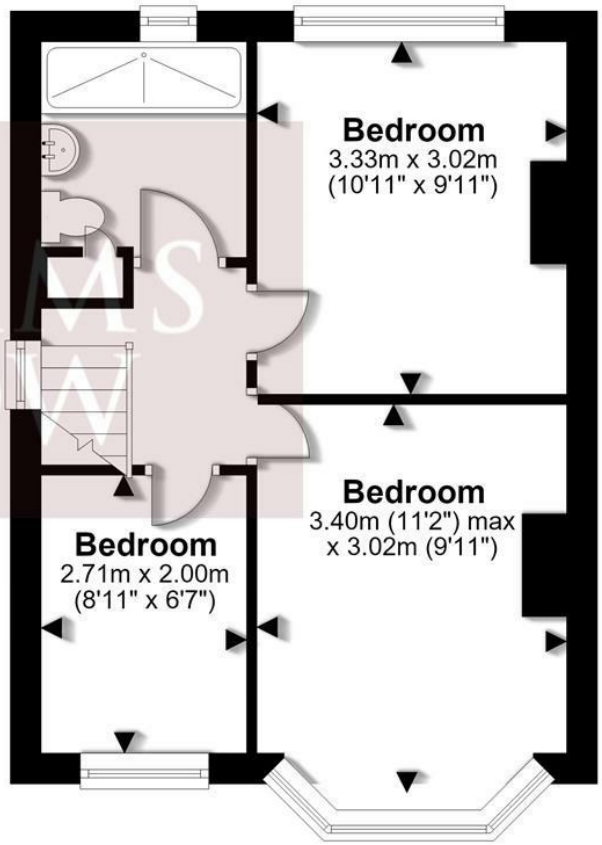
Ground Floor

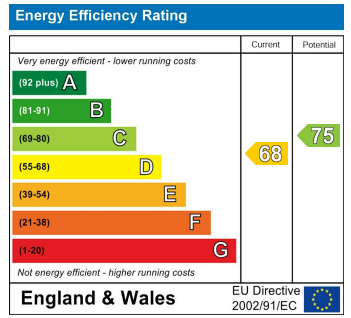
Approx. 42.7 sq. metres (459.4 sq. feet)



First Floor

Approx. 35.6 sq. metres (382.9 sq. feet)





Total area: approx. 78.3 sq. metres (842.3 sq. feet)