



Roundwood Way, Banstead, Surrey
Offers Over £625,000 - Freehold



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**WILLIAMS
HARLOW**











WITH NO ONWARD CHAIN. Located in the desirable Roundwood Way, this charming semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. With two modern bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

The heart of the home is undoubtedly the open-plan extended kitchen, which has been thoughtfully modernised by the current owners. This inviting space is perfect for both cooking and entertaining, allowing for seamless interaction with family and friends. The two reception rooms offer versatility, whether you wish to create a cosy lounge or a formal dining area.

Parking is a significant advantage, with space available for up to four vehicles, making it ideal for households with multiple cars or guests. The property is offered with no chain, allowing for a smooth and efficient purchase process.

This delightful home combines modern living with a welcoming atmosphere, making it a perfect choice for those seeking comfort and style in a sought-after location. Don't miss the chance to make this lovely property your own.

THE PROPERTY

A handsome mid 1930's house which would afford the buyer the opportunity to improve and extend (STC) to their own requirements. The property includes an extended open plan kitchen/diner, generous entrance hall with stairs rising to the first floor and three good sized bedrooms alongside two reception rooms. The flexibility and practicality of the layout is ideal for families.

OUTSIDE SPACE

The plot sits on a generous sized plot with a good sized front and rear garden which extends over 100 feet. The gardens are easily maintained with a decked area immediately to the rear of the kitchen. There is also the benefit of a private driveway providing off street parking for 3-4 vehicles.

FROM THE SELLER

We have loved living in this home for the past five years, creating a bright open-plan space filled with happy memories. We are now moving out of the area to be closer to family and hope the new owners enjoy it as much as we have.

THE LOCAL AREA

Banstead Nork is superb if you haven't already visited and is unlike many other Surrey towns. It offers a local range of shopping facilities at Nork Way and excellent primary and secondary schools alongside Nork park which is ideal for recreation. Banstead mainline train station is also reached within a short walk offering services to Sutton and London. Being in its location which is typically mid 1930's one of its great appeals is its access to green open spaces and a peaceful neighbourhood which will allow to enjoy evening walks without a second thought and a community where people feel invested.

WHY YOU SHOULD VIEW

We are incredibly honoured to represent this house. It encompasses everything good about this high profile road. Our feeling is the next owner will settle in quickly and enjoy many years here. The whole family will be served by excellent local schools and transport connections in an all round sense of security.

FEATURES

Three bedrooms - Two reception rooms - Two bathrooms - Kitchen/Diner - Parking for 3-4 vehicles - Rear garden extending over 100 feet.

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

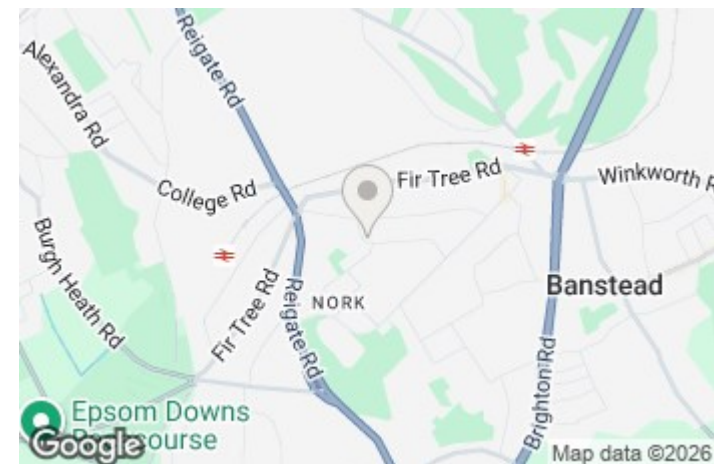
S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

WHY WILLIAMS HARLOW

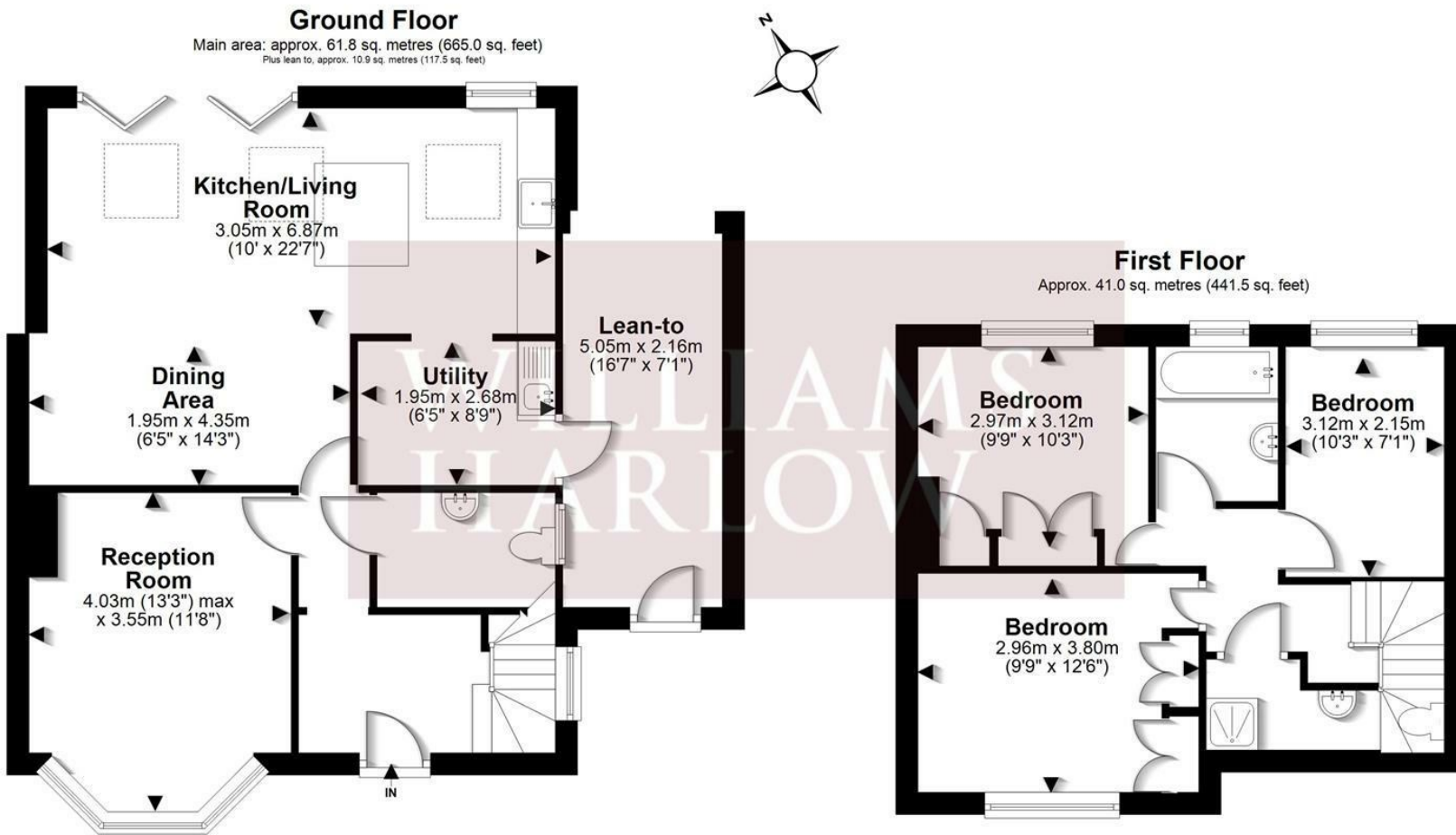
From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

Reigate & Banstead BAND E £2,992.97 2025/26



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.



Main area: Approx. 102.8 sq. metres (1106.5 sq. feet)

Plus lean to, approx. 10.9 sq. metres (117.5 sq. feet)

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		
England & Wales		EU Directive 2002/91/EC

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