

Roundwood Way, Banstead,

£650,000 - Freehold

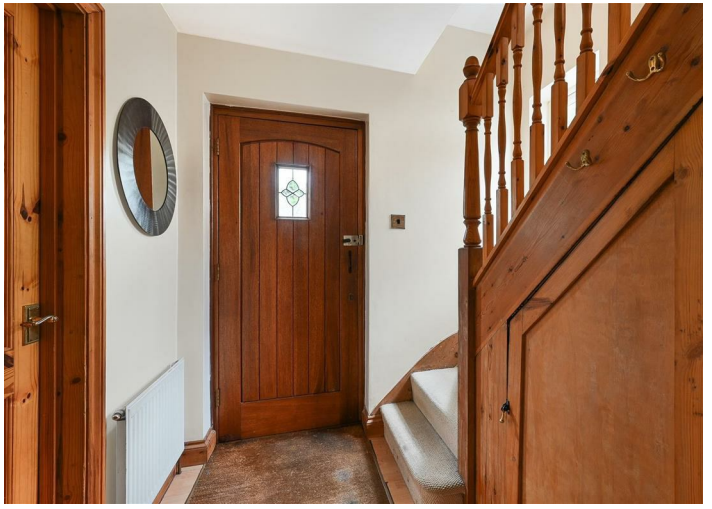
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WILLIAMS HARLOW


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This charming three bedroom semi-detached house in Roundwood Way offers three well-proportioned bedrooms and a thoughtfully designed bathroom. This home is ideal for families or those seeking a peaceful retreat.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The ground floor has been sympathetically extended, creating a spacious kitchen that flows seamlessly into an additional dining room, perfect for family gatherings or dinner parties. The property benefits from double glazing and gas central heating, ensuring a warm and inviting atmosphere throughout the year.

One of the standout features of this house is the extensive rear garden, which extends an impressive 118 feet. This outdoor space is a blank canvas, offering plenty of room for gardening enthusiasts or those who simply wish to enjoy the fresh air. The front garden complements the property beautifully and provides parking for two vehicles, adding to the convenience of this lovely home.

Located conveniently for excellent local schools, this property is perfect for families looking to settle in a community-oriented area. Additionally, there is further scope for extension, subject to the necessary consent, allowing you to tailor the home to your specific needs.

In summary, this semi-detached house on Roundwood Way presents a wonderful opportunity to acquire a spacious and versatile home in a sought-after location. With its generous garden, ample parking, and potential for further development, this property is not to be missed.

THE PROPERTY

An attractive property dating from the mid 1930s which has a pleasing style and a practical layout for the family. Downstairs flows well with a well constructed rear extension to provide an additional dining room and a longer kitchen. This can be easily adapted via the removal of the partition wall between the kitchen and the dining room, to create a more square room and with the existing kitchen the possibility of a downstairs shower room and utility room. The first floor offers three good sized bedrooms and a bathroom. The property is extremely well located for excellent local primary and secondary schools.

OUTSIDE AREA

Outside will certainly not disappoint. The front offers parking for two cars and there is an area of lawn. There is also a side area which provides useful access to the rear garden, extending to 118ft approximately, where there is a raised deck to the rear with the remainder of the garden is mainly laid to level lawn. There is a wooded area towards the end of the garden and all offers a great degree of privacy.

THE 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 – 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

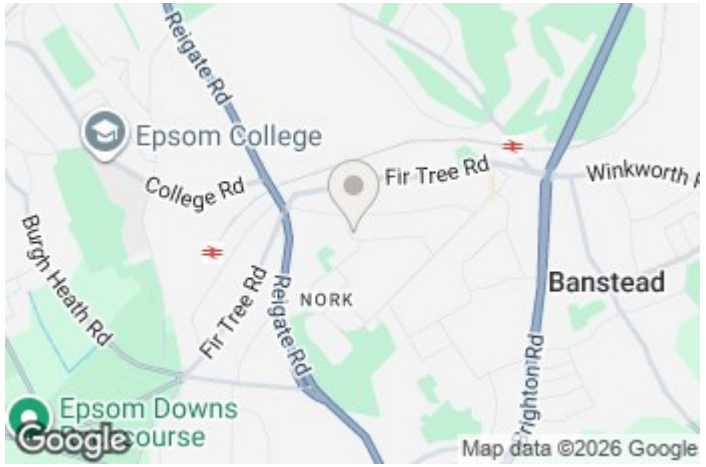
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WHY WILLIAMS HARLOW

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COUNCIL TAX

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



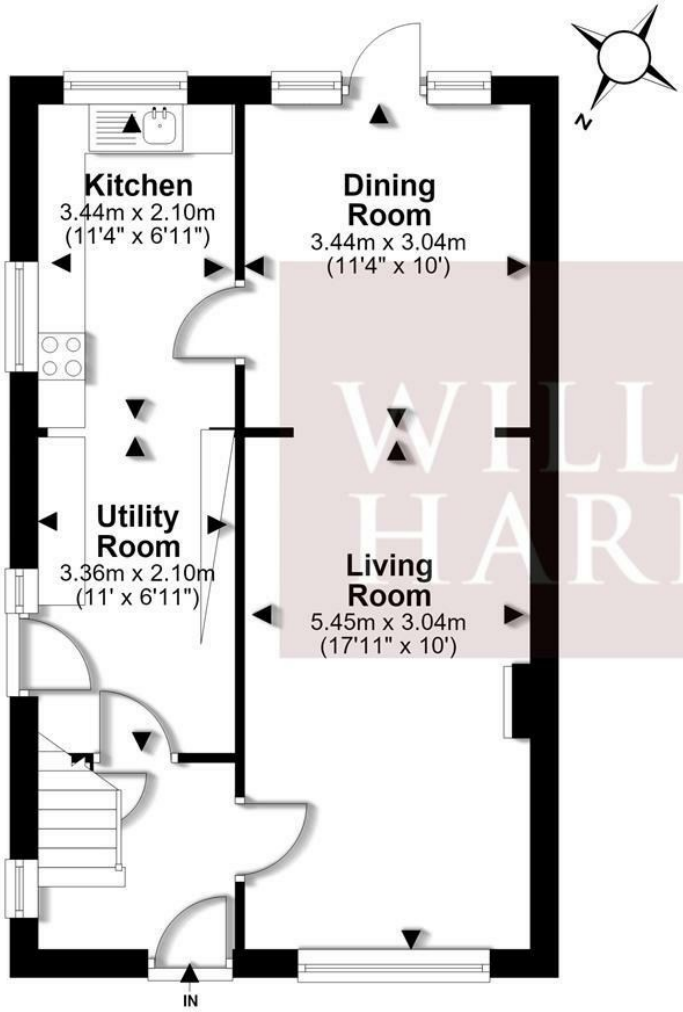
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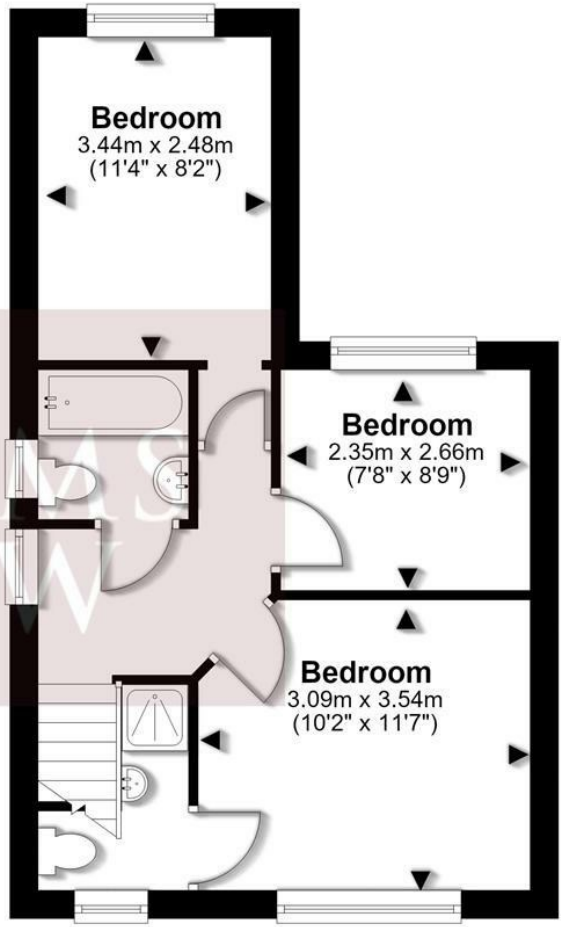
Ground Floor

Approx. 47.2 sq. metres (507.7 sq. feet)

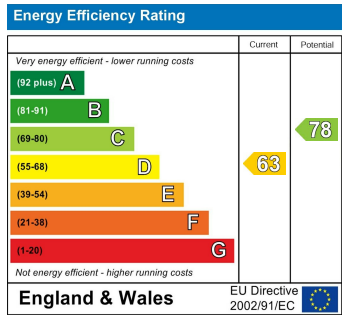


First Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



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Total area: approx. 85.0 sq. metres (915.1 sq. feet)

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