

Roundwood View Banstead, Surrey SM7 1EQ

WILLIAMS HARLOW ARE PROUD TO PRESENT THIS STUNNING FAMILY HOME TO THE MARKET. Situated on a tree lined cul-de-sac in a quiet yet convenient location in Banstead close to the local schools and amenities. The house consists of a large kitchen-diner with utility room, large reception room and separate WC downstairs and four good-size bedrooms and two bathrooms (1 en-suite) upstairs. Bi-fold doors provide access from the kitchen-diner into the large rear garden and the front driveway provides parking for at least three cars. Available immediately on an unfurnished basis.

£3,250 PCM Unfurnished



DRIVEWAY

Brick-laid driveway with fenced side boundaries and parking for three vehicles

ENTRANCE

Arched undercover porch

HALLWAY

Good size hallway leading to all rooms.....

RECEPTION ROOM

Carpeted with wood-burner and double glazed bay window overlooking the driveway

KITCHEN-DINER

Stretching the full width of the house with breakfast bar island and all modern appliances. Space for dining table and chairs. Bi-fold doors lead out into the garden

UTILITY ROOM

Washing machine and tumble dryer

DOWNSTAIRS WC

WC and basin

STAIRCASE

carpeted leading up to....

LANDING

Providing access to.....

BEDROOM ONE

Double sized room over looking the well-maintained rear garden

EN-SUITE

Shower room en-suite with shower, WC and hand-basin

BEDROOM TWO

Double size overlooking the rear garden

BEDROOM THREE

Carpeted and with built-in wardrobes overlooking the front driveway

BEDROOM FOUR

Double room currently being used as an office at the front of the house

FAMILY BATHROOM

Shower over bath, WC, hand-basin and heated towel rail

REAR GARDEN

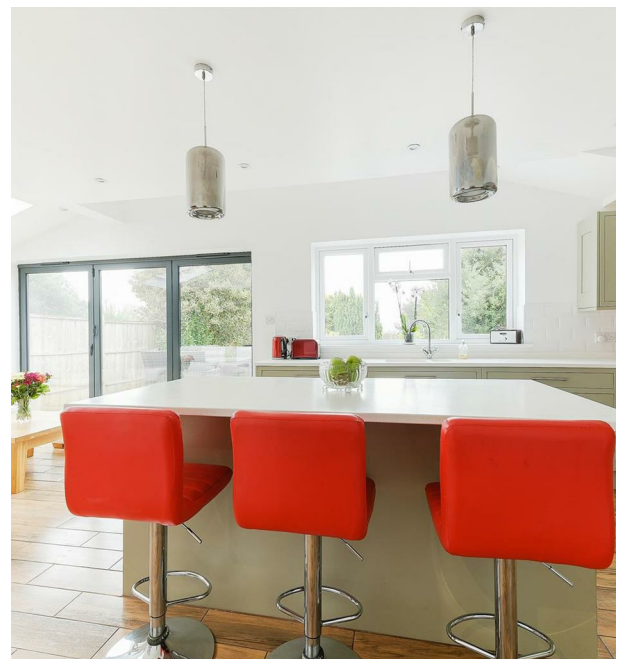
Accessed via the kitchen-diner bi-fold doors and laid mainly to grass with a good-size elevated patio area

GARAGE

Accessed from the driveway and rear garden

COUNCIL TAX

Council Tax Band E (£2,859.20) 2024 / 25



Roundwood View, Banstead



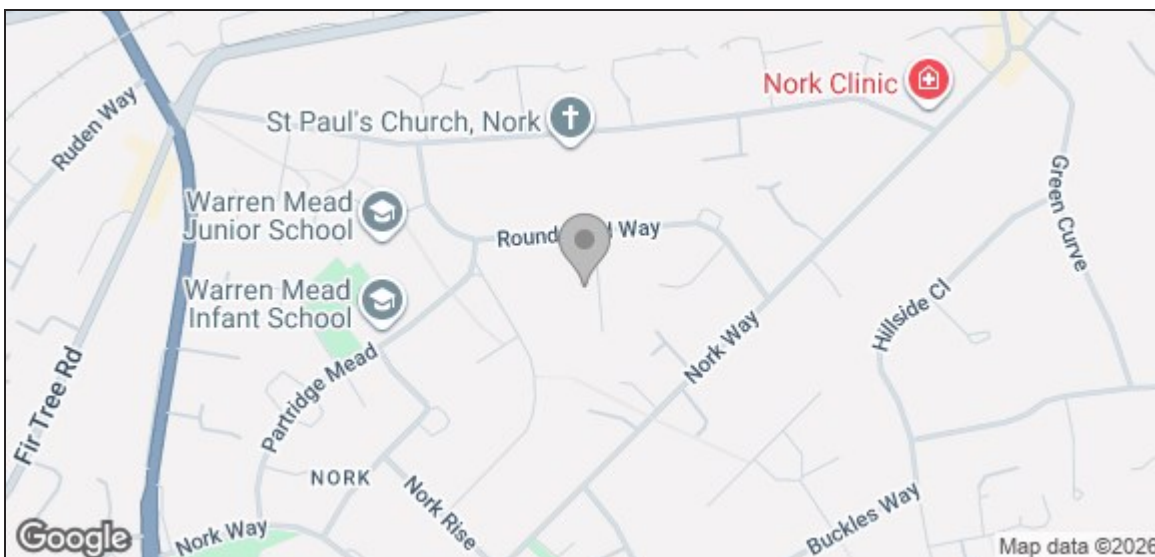
Ground Floor = 947 sq ft

First Floor = 620 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 947 sq ft / 87.98 sq m
 FIRST FLOOR = 620 sq ft / 57.60 sq m
 Total = 1567 sq ft / 145.57 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	71	
(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	