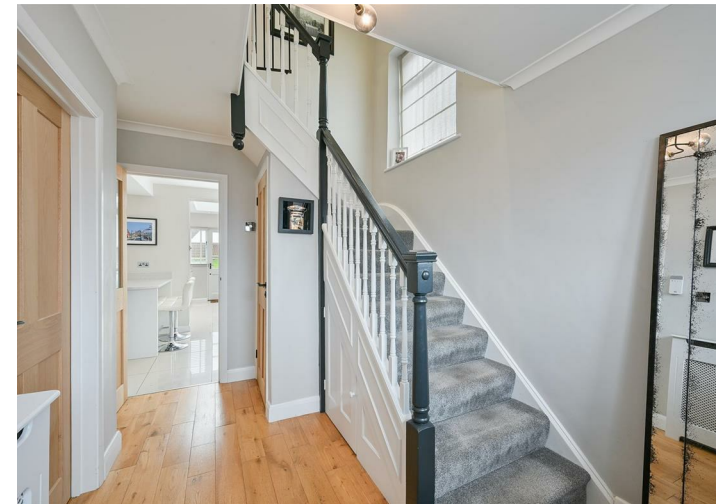




Roundwood View, Banstead,
Offers Over £750,000 - Freehold

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**WILLIAMS
HARLOW**











This impressive bay fronted semi-detached house located in a quiet cul-de-sac of Roundwood View, Banstead, offers a delightful blend of character and modern living. With three spacious reception rooms plus outdoor studio, this property provides ample space for both relaxation and entertaining, making it an ideal family home.

The house features three well-appointed bedrooms, ensuring comfort and privacy for all family members. The bathroom is tastefully designed, reflecting the excellent decorative order that runs throughout the property.

One of the standout features of this home is its generous gardens, extending to an impressive 93 feet. This outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, an outdoor studio offers a versatile area that could serve as a home office, art studio, or playroom, catering to a variety of needs.

Parking is a breeze with space for up to four vehicles, a rare find in such a desirable location. The property is conveniently situated within walking distance to local amenities in Nork and Banstead train station, making commuting and daily errands effortless. Families will appreciate the proximity to Warren Mead Primary School and Beacon Secondary School, both of which are just a short stroll away.

This property is not only a beautiful home but also a practical choice for those seeking a peaceful yet connected lifestyle in Banstead. With its characterful features and excellent condition, it is a must-see for anyone looking to settle in this lovely area.

THE PROPERTY

This handsome typical mid 1930s house is located in the ever popular Roundwood View a road synonymous with design and style with inter war architecture. This property has been the subject of a sympathetic rear extension to provide a larger kitchen and an additional reception room. There is also a downstairs WC. The first floor flows well with three bedrooms and a bathroom. There is also an outdoor studio. The property

has been well taken care of by the present owners and offers a flexible adaptive accommodation to suit families and those with busy lifestyles.

OUTDOOR SPACE

To the front of the property there is a driveway providing parking for up to four vehicles. The rear garden extends to approximately 93ft and there is an outdoor studio perfect as a home office or an additional entertaining space.

THE 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,

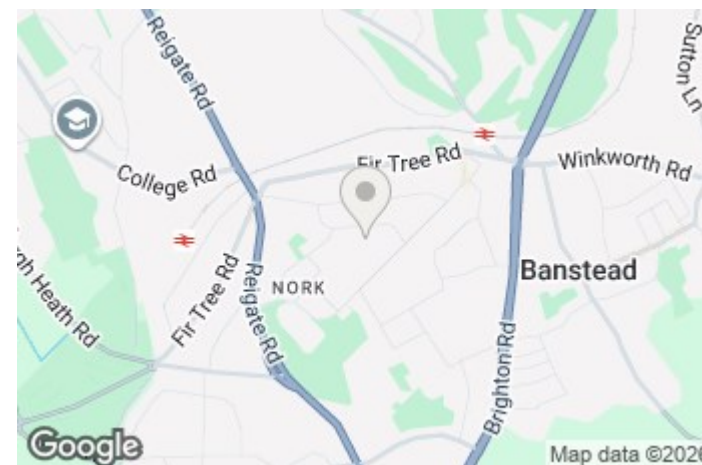
Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner,
Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill,
Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower
Kingswood, Reigate

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 F £3,537.14 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.

ROUNDWOOD VIEW

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1189 SQ FT - 110.42 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 208 SQ FT - 19.31 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			77
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

