



Roundwood Way, Banstead, Surrey

£625,000 - Freehold



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**WILLIAMS  
HARLOW**























Located in the charming area of Roundwood Way, Banstead, this delightful mid-1930s bay fronted semi-detached house presents a wonderful opportunity for those seeking a family home with great potential. Boasting two spacious reception rooms, this property offers ample space for both relaxation and entertaining. With three bedrooms, it is perfectly suited for families or those looking to create a comfortable living environment.

The house features a single bathroom and benefits from parking for up to four vehicles and a garage, a rare find in this desirable location. The rear garden, extending to an impressive 100 feet, provides a fantastic outdoor space for children to play, gardening enthusiasts, or simply enjoying the fresh air.

Conveniently situated, the property is within easy reach of local amenities, including shops and a doctors' surgery, ensuring that daily necessities are just a stone's throw away. Families will appreciate the proximity to excellent primary and secondary schools, making this an ideal location for those with children. Additionally, Nork Park is nearby, offering a lovely area for recreation and leisurely walks.

While the property does require some modernisation, it presents a unique opportunity for buyers to put their own stamp on it and create a home tailored to their tastes. This semi-detached house is not just a property; it is a canvas for your future. Don't miss the chance to view this charming home in a sought-after location.

## 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 is confident within its surroundings and fronts onto this charming road with a sizeable rear garden which extends to 100 feet. Highlights include a 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 garden and rear garden which extends to 100 feet. There is also the benefit of a private driveway providing off street parking for 3-4 vehicles

which leads to a single garage. The gardens are easily maintained with areas being laid to lawn.

## 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.

## VENDOR THOUGHTS

The property has been in our family for some considerable time and the house holds a wealth of happy memories for us over the years. We do hope that the new owners enjoys it as much as we do.

## 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 - One bathroom -  
Generous entrance hall - Kitchen - Parking for 3-4 vehicles - Garage -  
Rear garden extending to 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)

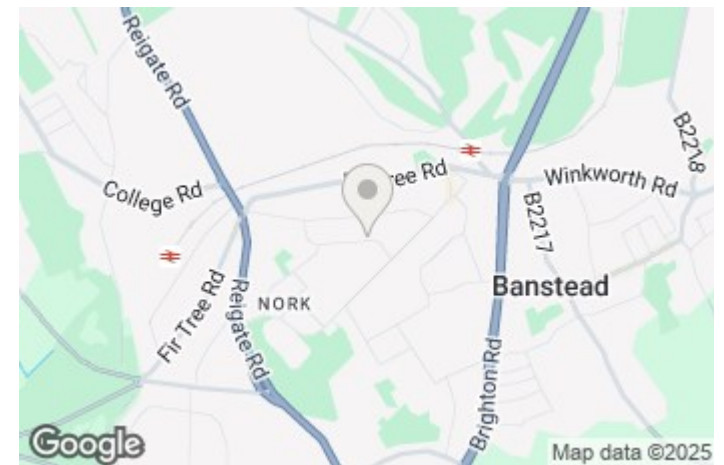
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## 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.

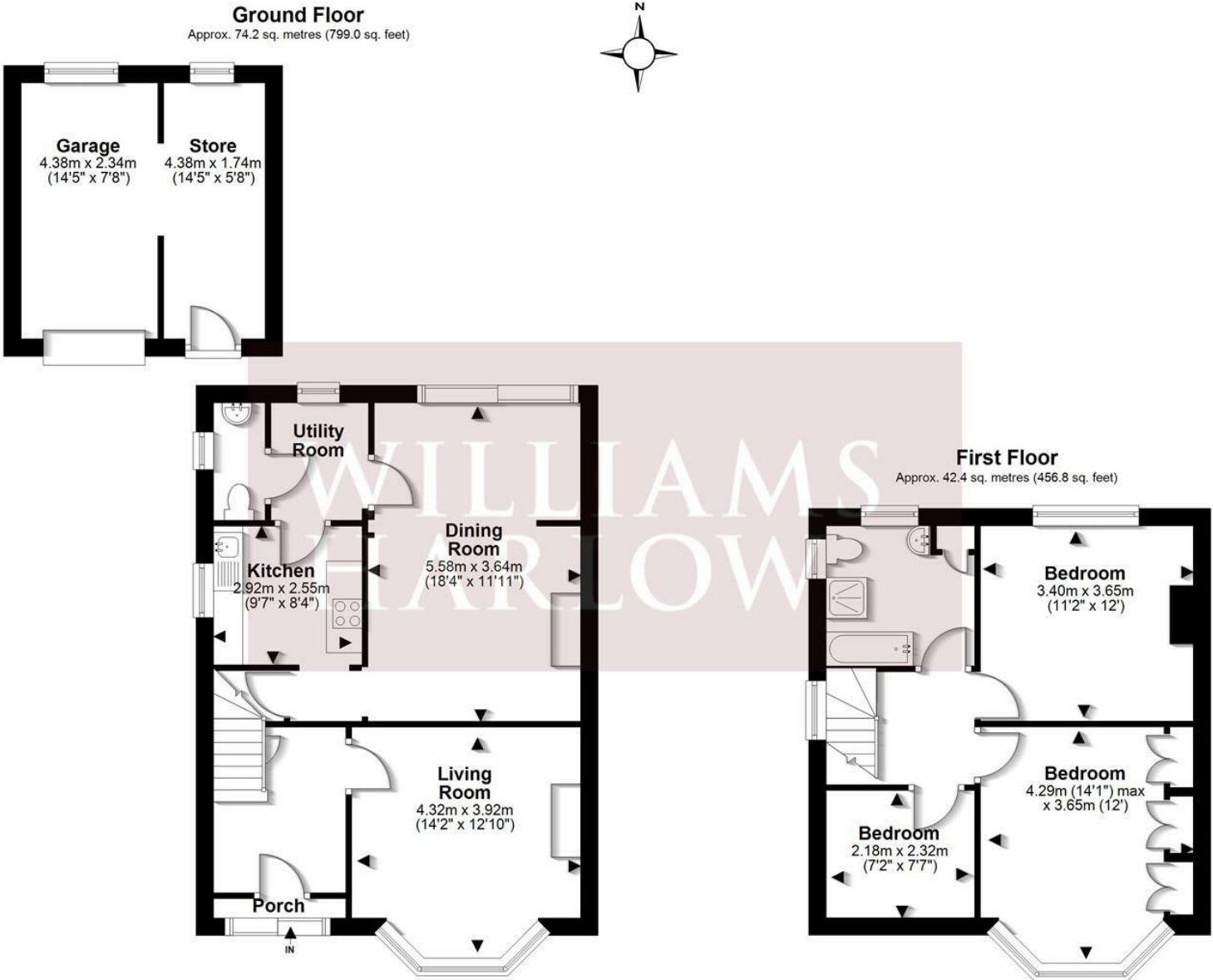
## COUNCIL TAX

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.



Total area: approx. 116.7 sq. metres (1255.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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