

Roundwood View Banstead, Surrey SM7 1EQ

An opportunity to acquire a deceptively spacious four bedroom semi detached home located in this popular residential cul-de-sac ideally situated for excellent local schools, local shops and mainline stations. The property benefits from one of the largest garden plots within the area which offers a high degree of privacy. There is also ample parking and a garage.
SOLE AGENTS

Offers In Excess Of £699,950 - Freehold



ENTRANCE PORCH

0.61m x 2.31m (2'0 x 7'7)

Part glazed front door with windows either side. Lighting. Giving access to:

FRONT DOOR

Original wooden front door with leaded light window and leaded light windows either side, giving access through to:

INNER ENTRANCE HALL

2.29m x 3.78m (7'6 x 12'5)

Turn staircase rising to the first floor with attractive balustrade and understairs storage cupboard. Window to side. Alarm control panel. Concealed radiator. Coving.

DOWNSTAIRS WC

WC. Wash hand basin with mixer tap. Half height tiling and tiled floor. Lighting. Obscured glazed window to the side.

DINING ROOM

4.47m x 3.96m (14'8 x 13'0)

Measured into an attractive bay window to the front. There are two radiators. Exposed wooden flooring. Coving. Fireplace feature with wooden mantle above.

LOUNGE

3.61m x 6.20m (11'10 x 20'4)

Exposed wooden flooring. Coving. Concealed radiator and further radiator. Bi-fold doors which provide access to the:

CONSERVATORY

4.39m x 6.10m (14'5 x 20'0)

Under a glass roof with connecting door to the side and double opening doors to the rear. All enjoys an elevated outlook over the property's rear garden.

KITCHEN/BREAKFAST ROOM

5.00m x 2.95m (16'5 x 9'8)

Wall and base units comprising of roll edge work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with spaces for dishwasher and upright fridge freezer. Breakfast bar. Eye level cupboards. Wall mounted gas central heating boiler. Surface mounted four ring gas hob with extractor above. Fitted double oven and grill. Connecting door to the side. Room is double aspect with windows to side and rear. Part tiled walls and tiled floor. Radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft void. Coving. Window to side. Airing cupboard with insulated cylinder.

BEDROOM ONE

3.35m x 3.73m (11'0 x 12'3)

Window to front. Radiator. Exposed wooden flooring.

BEDROOM TWO

3.48m x 3.68m (11'5 x 12'1)

Window to rear. Radiator. Comprehensive range of built in bedroom furniture comprising of fitted wardrobes, storage cupboard, dressing table and bedside cabinets.

BEDROOM THREE

2.64m x 2.34m (8'8 x 7'8)

Window to front. Exposed wooden flooring. Downlighters. Radiator. Picture rail.

BEDROOM FOUR

2.79m x 2.34m (9'2 x 7'8)

Some restricted headroom. Window to the rear. Radiator. Exposed wooden flooring.

BATHROOM

White suite. Panel bath with wall mounted shower and glass shower screen. Wash hand basin with vanity cupboards below and to side. Low level WC with concealed cistern. Glass medicine cabinet. Obscured glazed window to the side. Fully tiled walls and tiled floor. Heated towel rail. Downlighters.

OUTSIDE

FRONT

There is a well laid herringbone brick driveway suitable for parking three vehicles with good hedging on either side. Here you can access the property's front door and via a wrought iron gate provides access to:

SIDE AREA

Further parking for two vehicles. Outside tap. This leads to the:

GARAGE

5.41m x 2.44m (17'9 x 8'0)

Accessed via a metal up and over door to the front. Power and lighting. Window to the rear.

UTILITY ROOM

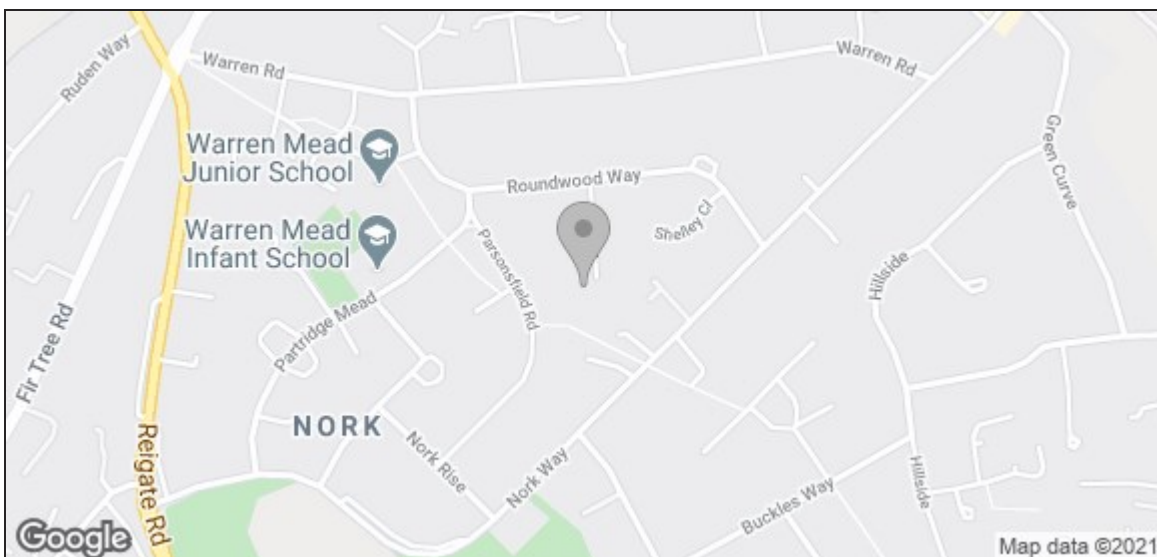
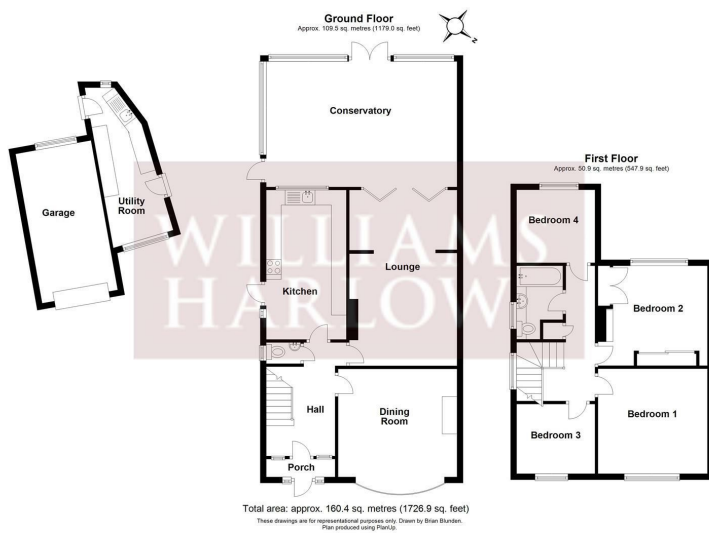
2.24m x 5.18m maximum (7'4 x 17'0 maximum)

Hot and cold running water. Window to front and window to rear. There are two points of entry via part glazed doors. Internally there are high gloss work surfaces incorporating a stainless steel sink drainer with mixer tap below which there are a comprehensive range of cupboards and drawers. Space and plumbing for two domestic appliances. There are eye level cupboards. Downlighters.

REAR GARDEN

The property enjoys one of the largest gardens within the cul-de-sac. Please see a copy of the Title Plan. There is a decked area at two levels immediately to the side and rear of the property with steps down to the remainder of the garden which is laid expansive lawn with flower/shrub borders and an array of mature trees. The garden enjoys a good degree of privacy. To the side of the decked area there is a kidney shaped swimming pool with patio surrounding. To the rear of the utility room there is a further patio under which there is an air raid shelter. The gardens offers outside lighting and outside power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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