

Roundwood View, Banstead, Surrey

Offers In Excess Of £795,000 - Freehold

4 2 2

WILLIAMS HARLOW














BATTLESHIP
Othello
Marble Run
Qwirkle









This attractive 1930s semi-detached house located in a popular residential cul-de-sac in Nork, Banstead presents a wonderful opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, including a master suite with an en-suite, this property is designed to cater to modern living while retaining its classic appeal.

The house features a reception room, perfect for both relaxation and entertaining guests. The double-storey extension at the rear enhances the living space, providing ample room for family gatherings or quiet evenings at home. The property also benefits from two bathrooms, ensuring convenience for all residents.

Parking will never be a concern here, as the property offers space for up to four vehicles, complemented by an attached garage. The attractive rear gardens extend generously, providing a serene outdoor space that overlooks allotments, creating a peaceful retreat for gardening enthusiasts.

Situated in an ideal catchment area for excellent local schools, this home is perfect for families looking to settle in a community-focused environment. With no onward chain, the process of moving in can be swift and straightforward and is ready to view now.

This semi-detached house in Banstead is not just a property; it is a place where memories can be made. Do not miss the chance to make it your own.

THE PROPERTY

Situated in a tree-lined cul-de-sac convenient for local schools and amenities this house consists of adaptable spacious accommodation, ideally suited for the family or for those with long staying guests. The house comprises of a good sized reception room to the front accessed from the entrance hallway with a downstairs WC and storage and to the rear a 'L' shaped open plan kitchen/dining/family area with an adjoining utility room. The property is superbly presented with an excellent standard of kitchen units and integral appliances and the ever popular island with bi-fold doors overlooking the rear garden and views beyond. The first floor flows well with a central landing with four good sized bedrooms. The master enjoys an en-suite bathroom and the other bedrooms are serviced by a good standard family bathroom. There is a further potential to extend by way of a loft conversation which many of the neighbours have done which could provide an additional bedroom and bathroom STC.

OUTDOOR SPACE

28.35m in length (93'0 in length)
The outdoor space certainly does not disappoint with plentiful parking for up to four vehicles to the front and an adjoining garage and access to the rear garden where there is a well laid elevated rear patio beyond which is an area of lawn extending to 93 feet, well stocked with flowers, shrubs and mature trees. Beyond which there is access to the allotments at the rear. The garden offers a good 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.

FROM THE SELLER

We loved this house from the moment we set eyes on it, and created many happy memories here. We hope the next owners love it as much as we do.

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

Council Tax Band E £3,123.83 2026/27



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.

Banstead Office
Call: 01737 370022
31 High Street, Banstead, Surrey,
SM7 2NH

banstead@williamsharlow.co.uk
www.williamsharlow.co.uk

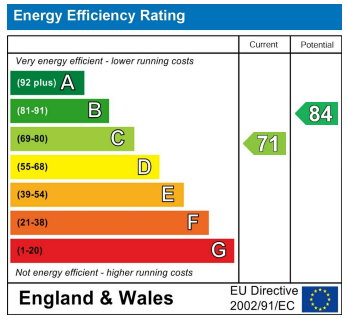
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Ground Floor = 947 sq ft **First Floor = 620 sq ft**

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)



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