



Roundwood View, Banstead, Surrey
£850,000 - Freehold

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**WILLIAMS
HARLOW**











Welcome to this charming semi-detached house located in the desirable area of Roundwood View, Banstead. This spacious property boasts over 1,800 square feet of living space, making it an ideal family home. With four generously sized bedrooms, there is ample room for everyone to enjoy their own space. The loft conversion adds an extra dimension to the property, providing versatility for use as a study, playroom, or guest accommodation.

The heart of the home is undoubtedly the open plan kitchen diner, which creates a warm and inviting atmosphere for family gatherings and entertaining friends. This modern layout allows for easy interaction while cooking and dining, making it perfect for contemporary living. The two reception rooms offer additional areas for relaxation or formal entertaining, ensuring that there is plenty of room for all occasions.

The property features two well-appointed bathrooms, providing convenience for busy family life. Outside, the east-facing garden is a delightful space to enjoy the morning sun, perfect for gardening enthusiasts or simply unwinding with a good book. Additionally, the property offers parking for up to four vehicles, a rare find in this sought-after location.

Roundwood View is situated in a friendly neighbourhood, close to local amenities, schools, and parks, making it an excellent choice for families. This lovely home combines comfort, space, and modern living, making it a must-see for anyone looking to settle in Banstead. Don't miss the opportunity to make this wonderful property 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 an impressive open plan kitchen/dining/family area with an adjoining utility/storage 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 east facing rear garden. There is newly engineered wooden flooring on ground floor too. The first floor flows well with a central landing with three good sized bedrooms and bathroom. To the second floor the master enjoys an en-suite bathroom, plentiful storage and impressive views overlooking the rear garden.

OUTDOOR SPACE

27.43m x 9.14m (90 x 30)

The outdoor space certainly does not disappoint with plentiful parking for up to four vehicles to the front and an adjoining half sized garage and access to the rear garden where there is a well laid composite decking paired with outside seating area, beyond of which is an area of lawn extending to 90 feet. The garden offers a good degree of privacy of which is a perfect space for entertaining guests or treasuring family time.

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.

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

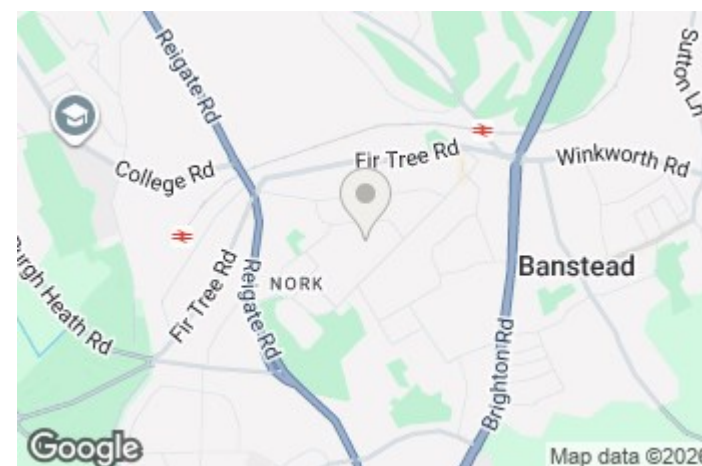
WHY WILLIAMS HARLOW

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



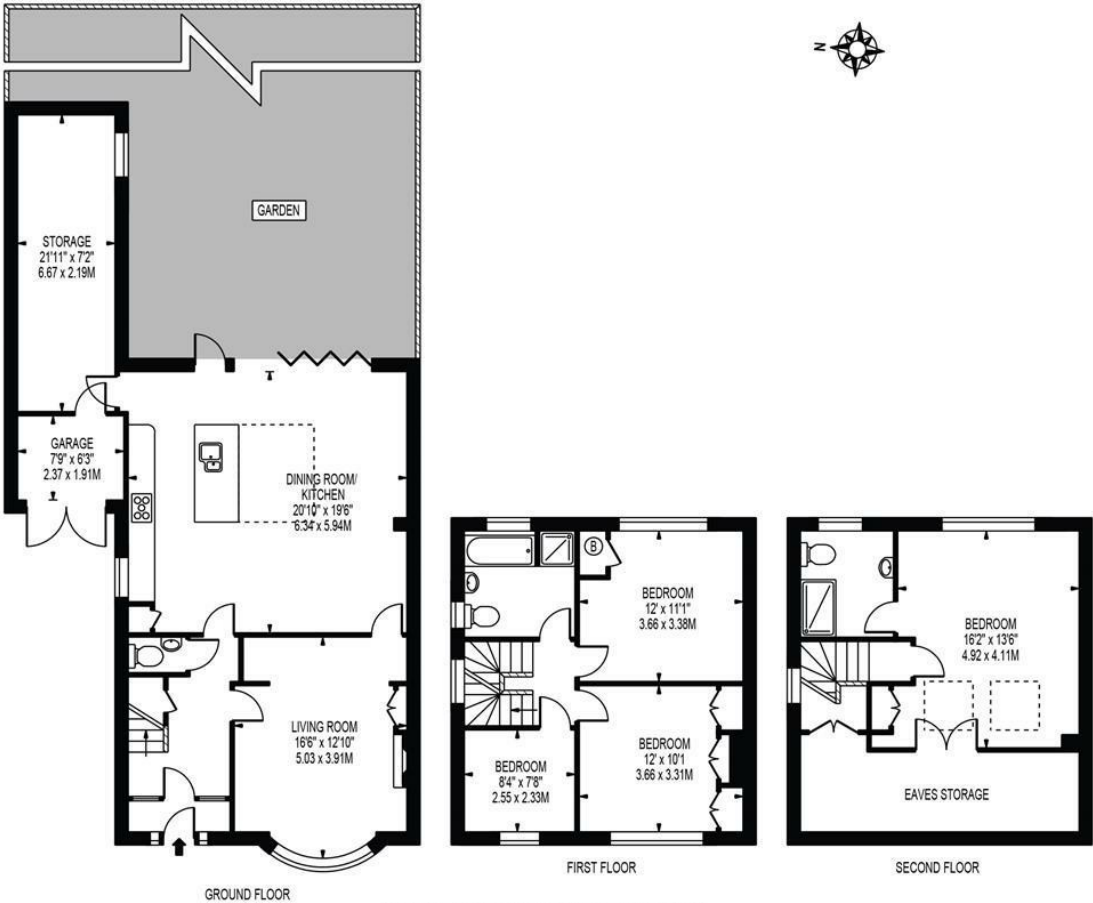
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

ROUNDWOOD VIEW

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1854 SQ FT - 172.27 SQ M
(INCLUDING EAVES STORAGE & GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 137 SQ FT - 12.73 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 49 SQ FT - 4.53 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	74
England & Wales		EU Directive 2002/91/EC

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