



Roundwood Way, Banstead, Surrey
Asking Price £750,000 - Freehold

 5

 2

 2

**WILLIAMS
HARLOW**











With NO CHAIN Situated in the sought-after area of Roundwood Way, Banstead, this impressive semi-detached house offers a perfect blend of modern living and convenience. With five spacious bedrooms arranged over three floors and two well-appointed bathrooms, this home is ideal for families seeking comfort and style.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the modern, stylish kitchen/breakfast room, which overlooks the beautifully maintained rear garden, creating a delightful space for family gatherings and culinary adventures.

This property also boasts annex potential, providing additional living space that can be utilised as a guest suite, home office, or playroom, catering to a variety of needs. The off-street parking for three vehicles adds to the convenience, ensuring that you and your guests will always have a place to park.

This home is within easy walking distance to excellent local schools, shops, and Banstead train station, making it an ideal location for families and commuters alike. With its modern features and prime location, this property is a rare find in the Banstead area. Don't miss the opportunity to make this stunning house your new home.

THE PROPERTY

A handsome mid 1930s semi detached house proudly confident in its surroundings behind a super charming communal green area affording extra privacy. This house has been thoughtfully modernised and added to to produce a luxury home of quality where multiple generations can co-exist in harmony. The property lends itself to this very well as it has both an annex or home working potential with a large ground floor room with adjoining en-suite, plentiful parking and a further four good sized bedrooms laid out thoughtfully over the first and second floors. The property has also been extended to the rear and offers a stylish modern fitted kitchen, the heart of the home all of which overlooks the attractive rear garden. The flexibility and practical layout offers extra dimensions to busy lifestyles, elderly parents, teenagers, those who are home working or staying guests. The property is set back from the roadway behind a small wooded communal area offering a great degree of privacy and seclusion.

OUTDOOR SPACE

7.01m x 13.72m rear garden (23'0 x 45'0 rear garden)

The property has a well manicured front garden with parking for three vehicles. There is a manageable rear garden with patio and lawn. There is also two outside brick built stores. All is within an easy walking distance of both The Beacon Secondary School and Warren Mead Primary School.

VENDOR THOUGHTS

"We wanted to buy this house as soon as we saw it as it was the perfect location for us. Over the years and to suit our lifestyle, we have made many changes. We hope the next owners will be as happy here as we have been.

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 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. 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.

SELLER IMPROVMENTS

New gas boiler in Oct 2025 and new flat roofs were replaced in Sep 2025

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,

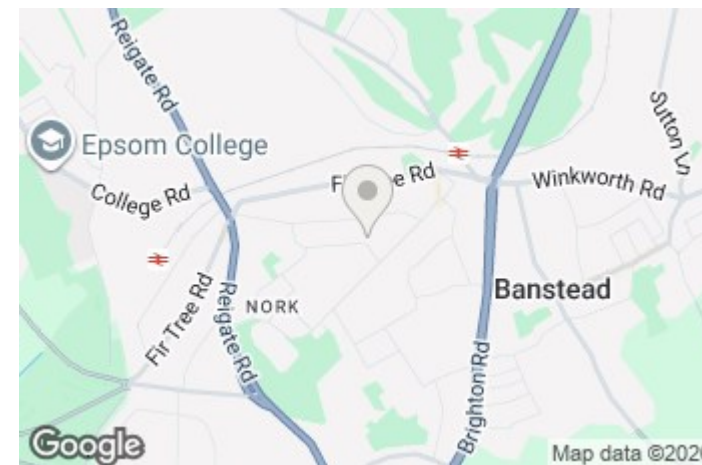
Reigate

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



Banstead Office

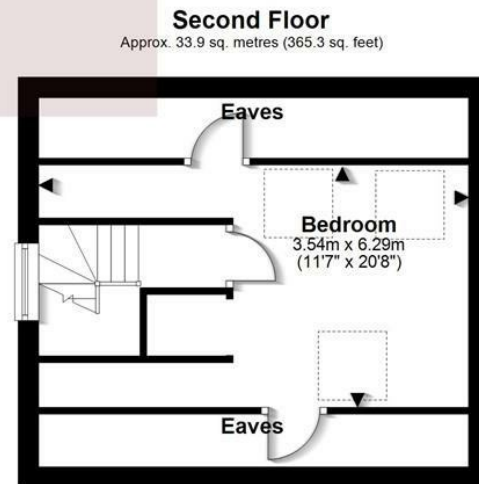
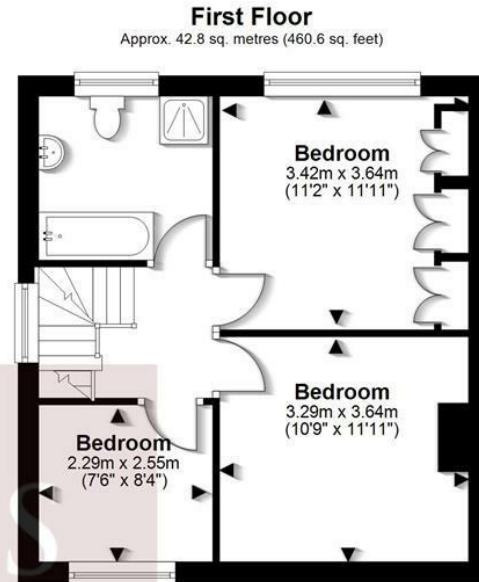
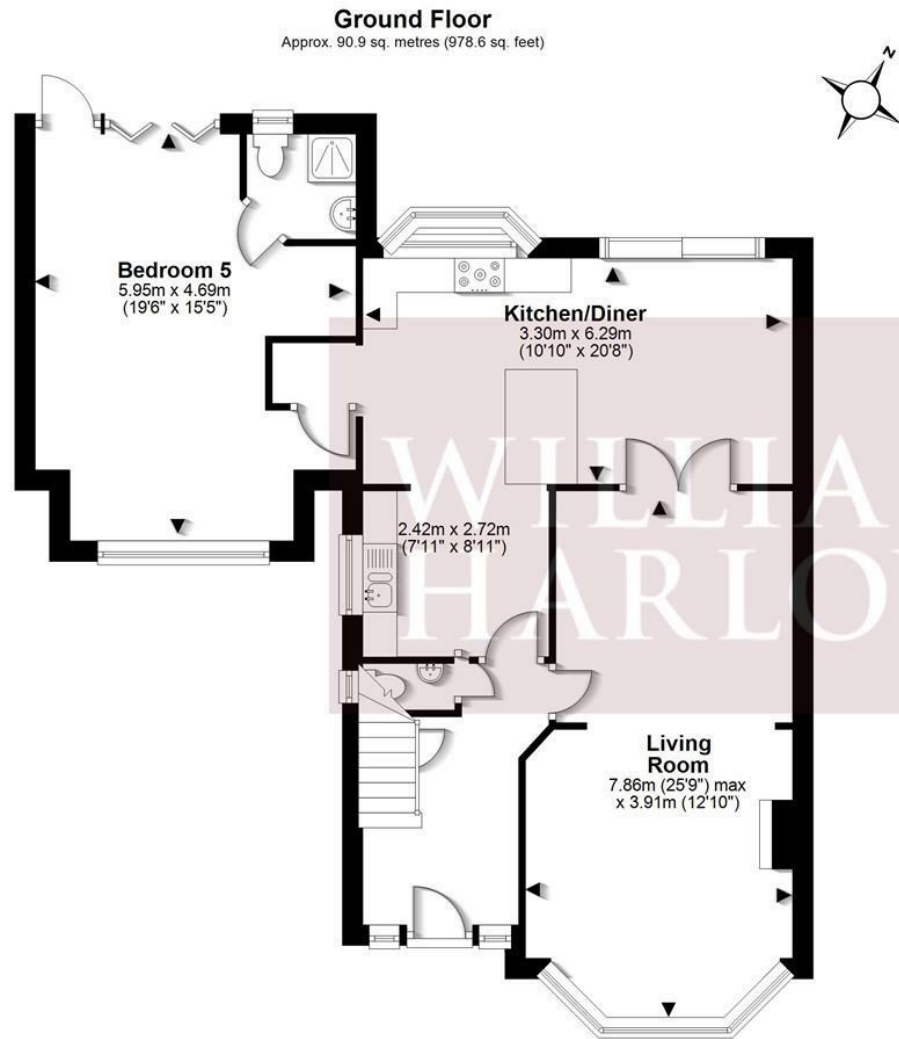
Call: 01737 370022

31 High Street, Banstead, Surrey,
SM7 2NH

banstead@williamsharlow.co.uk

www.williamsharlow.co.uk

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 167.6 sq. metres (1804.5 sq. feet)

WILLIAMS
HARLOW