

Roundwood Way Banstead, Surrey SM7 1EG

Dating from the 1930's close local amenities and excellent local schools, this three bedroom semi detached property offers one of the longest gardens within the locality extending to approximately 150 ft. There is further potential to extend the property (STPP) plus the additional benefit of private off street parking for four vehicles to the front. There are three good sized bedrooms, two reception rooms, gas central heating and double glazing. **SOLE AGENTS**

Asking Price £635,000 - Freehold



FRONT DOOR

Under arch recessed canopy with outside lighting and quarry tiled floor to the side of which there is storage cupboard. Glazed front door giving access through to the:

ENTRANCE HALL

Thermostat for the central heating. Understairs storage cupboards. Exposed wood block flooring. Stairs to the first floor. Radiator.

SITTING ROOM

Double aspect room with window to the front and full height glazed door with windows either side to the rear enjoying a pleasant outlook over the rear garden. Fireplace feature. Coving. 2 x radiators.

DINING ROOM

Window to the rear enjoying a pleasant outlook over the rear garden. Radiator. Fireplace feature.

KITCHEN

Roll edge work surfaces incorporating a sink drainer. A comprehensive range of cupboards and drawers below the work surface and eye level cupboards. Space for various domestic appliances. Window to the front. Obscured glazed window and obscured part glazed door to the side. Wall mounted gas central heating boiler. Part tiled walls.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase. Window to the front. Radiator. Access to the loft void.

BEDROOM ONE

Window to the rear with a fine view of the rear garden. Radiator.

BEDROOM TWO

Window to the rear with a fine view of the rear garden. Radiator.

BEDROOM THREE

Window to the front. Radiator. Built in cupboard housing the hot water tank.

BATHROOM

Coloured suite. Panel bath and shower attachment. Pedestal wash hand basin. Window to the side. Part tiled walls. Radiator.

SEPARATE WC

Low level WC. Window to the front.

OUTSIDE

FRONT

Hard landscaped for ease of maintenance this provides parking for up to four vehicles. There is high hedging and here you can access the property's front door. Opening through to the:

SIDE AREA

Outside tap. This area provides further parking and also access to the:

GARAGE

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

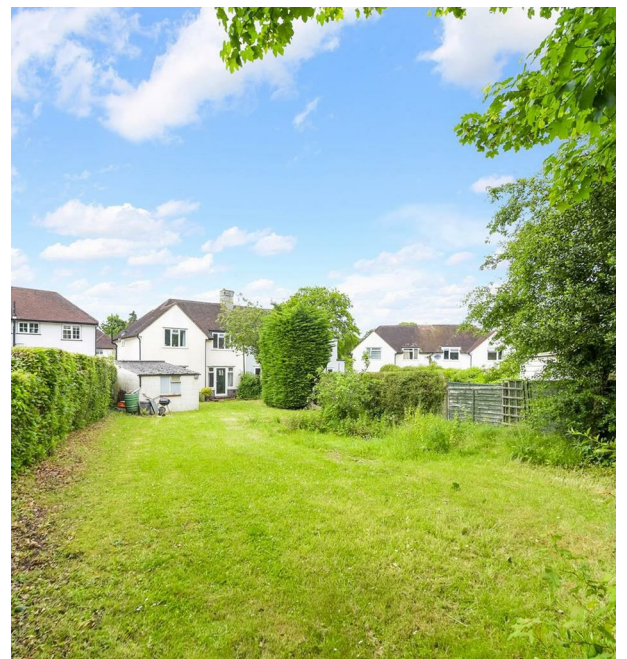
FEATURE REAR GARDEN

45.72m approximately (150'0 approximately)

There is a patio immediately to the rear which is accessible from the sitting room. Raised planter with steps between which provide access to the remainder of the garden which is principally laid to lawn with flower/shrub borders, some mature trees and affords a high degree of privacy.

COUNCIL TAX

Reigate & Banstead BAND E £2,859.20 2024/25



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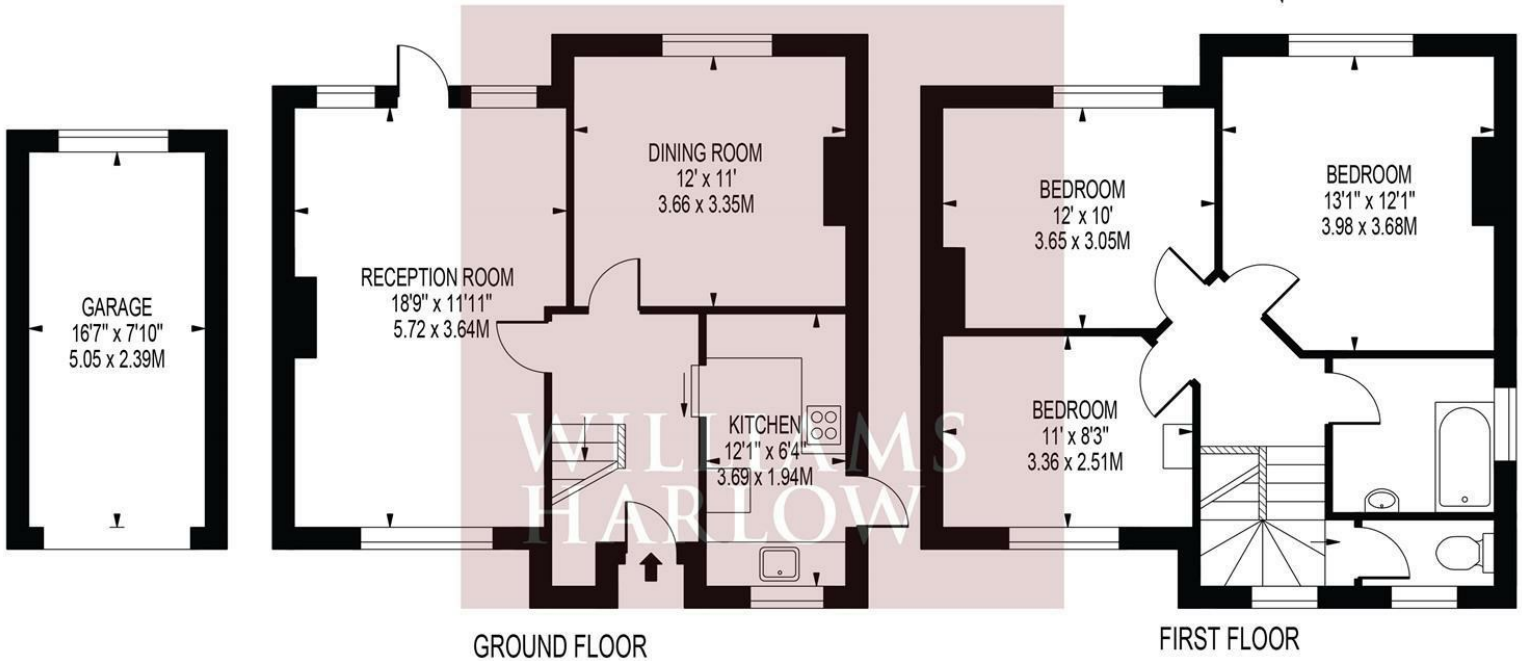
**WILLIAMS
HARLOW**

ROUNDWOOD WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1035 SQ FT - 96.18 SQ M

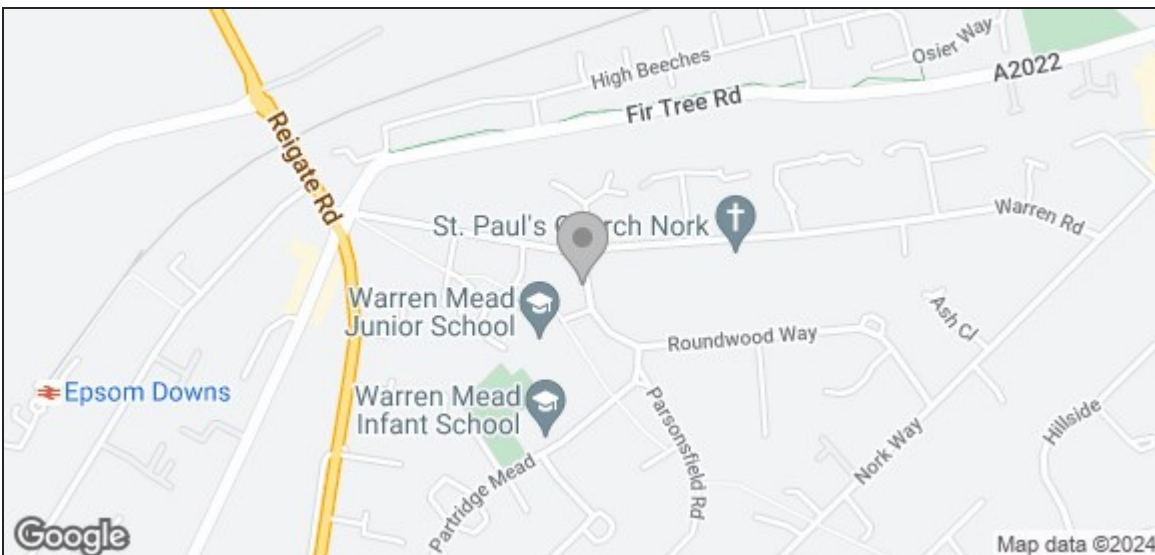
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 130 SQ FT - 12.07 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	