



Roundwood View, Banstead

The **PERSONAL** Agent



# Offers In Excess Of £725,000 Freehold

- 1807 sq ft property
- Four bedroom semi detached
- En-suite to primary bedroom
- Two reception rooms
- Kitchen/dining room ( 19'0 x 11'0 )
- Conservatory ( 14'3 x 11'3 )
- Garage ( 17'0 x 7'9 )
- Vendor suited
- Additional downstairs shower room



This 1807 sq ft four bedroom semi detached property is situated in a quiet cul-de-sac location. The property has accommodation over three storeys with the primary bedroom and en-suite being on the top floor with far-reaching westerly views. Other benefits include two reception rooms, an open plan kitchen/dining room, downstairs shower room and a conservatory.

The property consists of an entrance hall, two reception rooms currently used as a formal lounge and playroom/second sitting room;

kitchen/dining room, conservatory and shower room. On the first floor are three bedrooms, two of which are doubles and the main bathroom. On the top floor the primary bedroom and en-suite shower room. Outside there is a detached single garage for storage, a good size west-facing rear garden and a driveway for parking.

Roundwood View is a very popular and rarely available residential cul-de-sac that is just a short walk from Warren Mead primary school and in close proximity of Banstead railway station which is just a short distance away. The wide open

spaces of Nork Park and Epsom Downs are nearby. The practicality of the location continues with a number of local shops at the end of nearby Nork Way or if you are wanting more variety, Epsom and Banstead offer an array of retail units, leisure facilities and restaurants.

Freehold



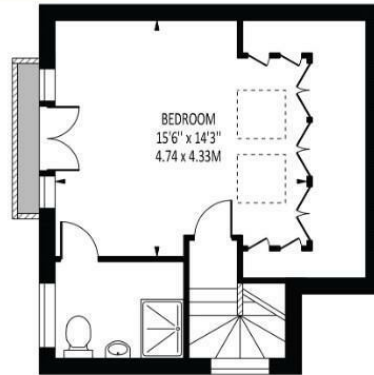




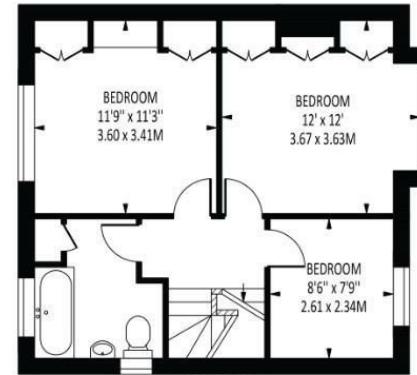


### Round Wood View

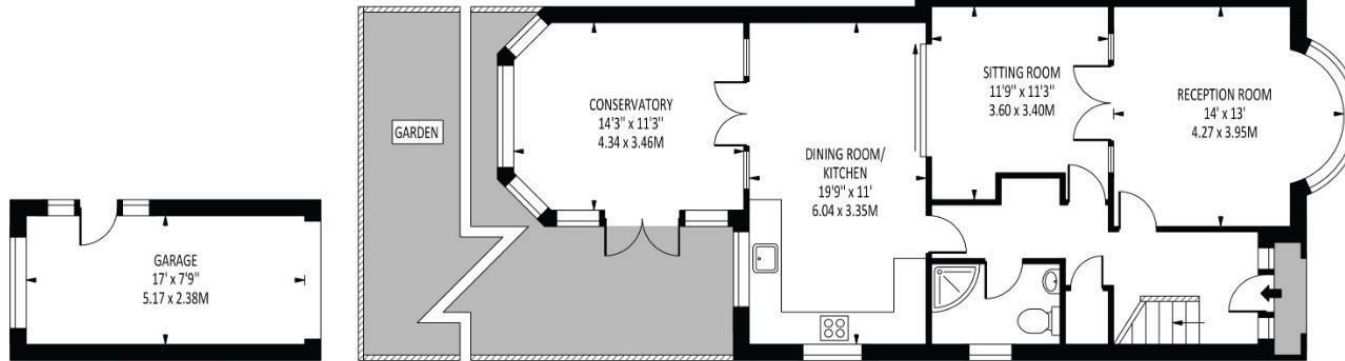
Total Area: 1807 SQ FT • 167.83 SQ M  
(Including Garage)  
Garage Area : 132 SQ FT • 12.30 SQ M



SECOND FLOOR

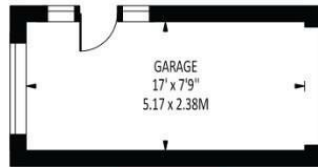


FIRST FLOOR



GROUND FLOOR

GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of 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.

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The **PERSONAL**  
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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



