

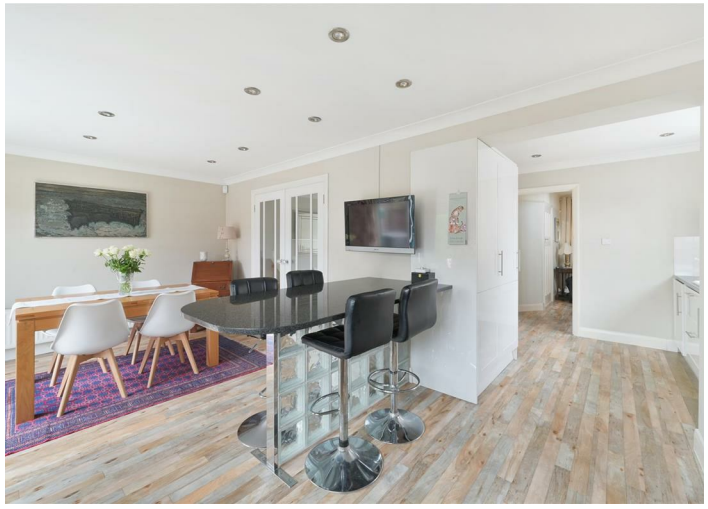
Roundwood Way, Banstead, Surrey

Asking Price £750,000 - Freehold

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WILLIAMS HARLOW


GRUMPY
OLD MENS
CLUB





















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

ENHANCEMENT & STAGING DISCLAIMER

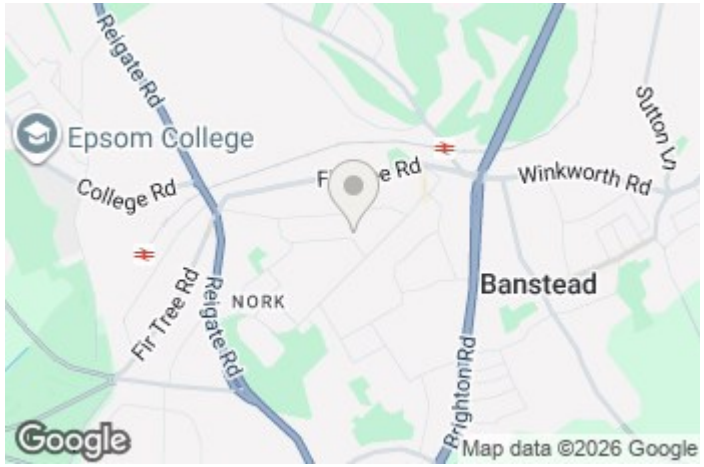
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WHY WILLIAMS HARLOW

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

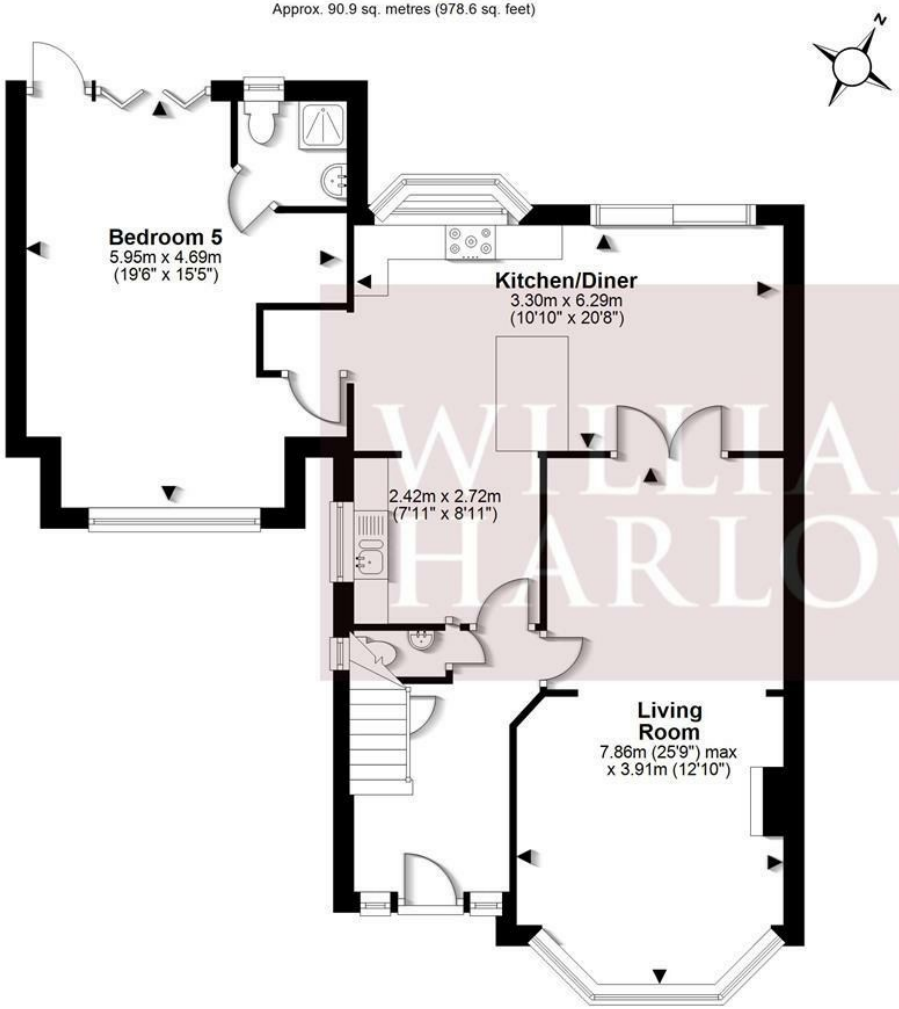


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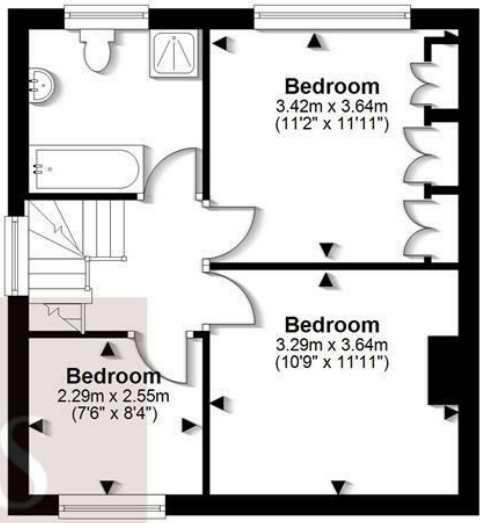
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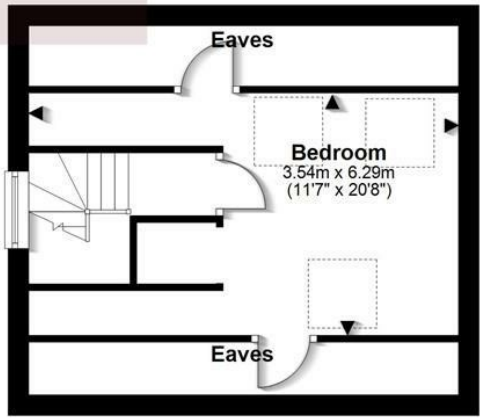
Ground Floor
Approx. 90.9 sq. metres (978.6 sq. feet)

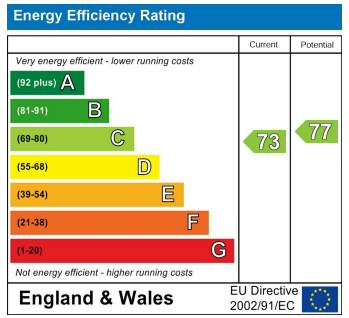


First Floor
Approx. 42.8 sq. metres (460.6 sq. feet)



Second Floor
Approx. 33.9 sq. metres (365.3 sq. feet)





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