



ROUNDWOOD WAY, BANSTEAD, SM7

£775,000

FREEHOLD

Winkworth





ROUNDWOOD WAY

BANSTEAD, SM7

THIS THREE BEDROOM DETACHED FAMILY HOME HAS BEEN WELL MAINTAINED BY THE CURRENT OWNERS, AND HAS A BEAUTIFUL SECLUDED SOUTH FACING REAR GARDEN.

Roundwood Way is conveniently located in the Nork area of Banstead, within easy reach of well-regarded schools for all age groups including Warren Mead Infants and Juniors, local shops in Nork Parade, as well as Banstead High Street which offers a more comprehensive range of shopping including Waitrose and Marks and Spencer's Simply Food. Epsom Downs Station offers frequent services to London Victoria, whilst the A217 and A3 are easily accessible and provide road links to London, the M25, and Gatwick.



ROUNDWOOD WAY BANSTEAD, SM7

This attractive detached property offers spacious accommodation, and makes the most of the abundance of natural light.

The welcoming entrance hall creates a great first impression, and leads into the front living room with its feature fireplace and bay window. The rear dining room has sliding patio doors opening into the conservatory/sun room which has french doors opening onto the patio. The adjacent fitted kitchen completes the ground floor.

The first floor provides two double bedrooms with either fitted or built in wardrobes, a generous family bathroom with separate WC and a further single bedroom. The spacious loft is boarded for additional storage.

Outside to the front is a driveway which provides ample off street parking, and a lawned area with an attractive selection of shrub borders. The secluded rear garden measures approximately 95 feet, is mainly laid to lawn with a large patio area, and mature hedges. The property has generous side access, leading to the detached garage, which has a utility area and WC.

All in all a superb family home that offers excellent scope for extending, subject to the usual planning consents.



BANSTEAD OFFICE

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AT A GLANCE...

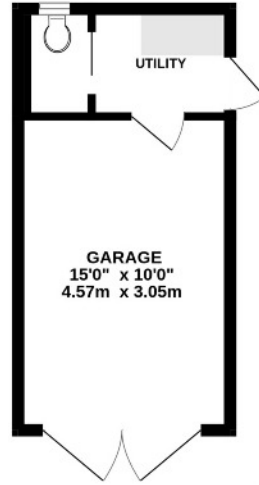
- Entrance Hall
- Living Room - 13'8" x 11'11" (4.17m x 3.63m)
- Dining Room - 13'8" x 11'2" (4.17m x 3.40m)
- Kitchen - 9'8" x 7'4" (2.95m x 2.24m)
- Conservatory- 13'9" x 7'1" (4.19m x 2.17m)

- Bedroom 1- 14'3" x 12'0" (4.34m x 3.66m)
- Bedroom 2 - 13'2" x 10'7" (4.01m x 3.23m)
- Bedroom 3 - 9'1" x 7'0" (2.77m x 2.13m)
- Family Bathroom - 8'2" x 6'8" (2.50m x 2.03m)
- WC

- Garage - 15'0" x 10'0" (4.57m x 3.05m)
- Utility and WC
- Rear Garden - 95' (28.96m) approximately







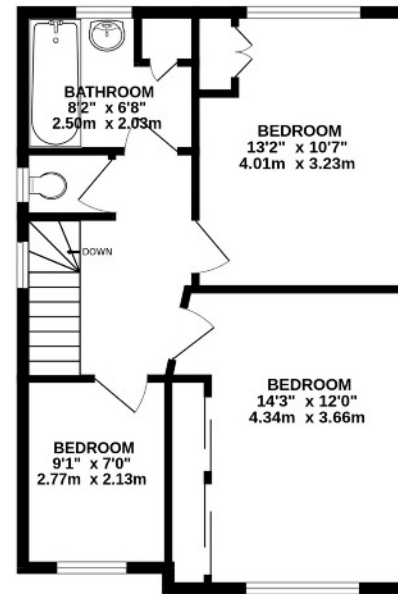
Roundwood Way, Banstead

INTERNAL FLOOR AREA (APPROX.) 1290 sq ft/ 120.0 sq m

Garden extends to 95' (28.9m) approx.



GROUND FLOOR



FIRST FLOOR

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		EU Directive 2002/91/EC	



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