



74 Roundwood Way, Banstead, SM7 1EG

Offers over £900,000



**WH WATSON HOMES**  
Estate Agents

## 74 Roundwood Way, Banstead, SM7 1EG

### Overview

Nestled in the desirable Roundwood Way, Banstead, this impressive detached chalet bungalow is a true treasure, offering an expansive 3,295 square feet of versatile living space. Set on a generous 0.5-acre plot, this property is ideal for families seeking both comfort and room to grow.

The home features five well-appointed bedrooms, ensuring ample accommodation for family and guests. With three bathrooms, morning routines will be seamless, providing convenience for all. The property boasts three spacious reception rooms, perfect for a variety of uses, whether as a formal sitting area, a playroom, or a study. The heart of the home is undoubtedly the expansive kitchen/diner, measuring 19'6 x 16'6, which is perfect for modern family living and entertaining, making it an ideal space for gatherings and celebrations.

In addition to the generous living areas, the property includes a double garage, offering secure parking and additional storage options. A substantial outbuilding measuring 22'3 x 12' provides excellent potential for further use, whether as a workshop, studio, or additional storage. Offered to the market with no onward chain, this home presents a fantastic opportunity for buyers seeking space, privacy, and convenience in a sought-after location.

The property comprises a welcoming porch, a spacious hallway, three large reception rooms, a kitchen/breakfast room, a utility room, a downstairs cloakroom, a master bedroom with a spacious en suite bathroom, four further generous bedrooms, and a family bathroom. Additional noteworthy features include a detached games room, underfloor heating throughout, a double garage, and a beautifully maintained 105ft x 70ft rear garden, complemented by a carriage driveway.

Roundwood Way is a popular residential road, just a short walk from Warren Mead Primary School and conveniently close to Banstead railway station. For those travelling further afield, the M25 is easily accessible. Outdoor enthusiasts will appreciate the pro

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### Accommodation

Composite front door leading to spacious entrance porch, obscure double glazed door to..

#### Large entrance hall

Amtico flooring, under stairs storage cupboard, wall mounted alarm panel.

#### Dining room

UPVC double glazed bay window to front aspect and window to side, picture rail.

#### Sitting room

UPVC double glazed window to rear aspect, coved ceiling, open plan to..

#### Kitchen

Range of fitted wall units with matching cupboards and drawers below, solid worktops with inlaid stainless steel sink and chrome mixer tap with hose attachment, water softener, space for large gas range cooker with extractor fan above, integrated dishwasher, tiled splash back, breakfast bar area, double glazed bifold doors to rear aspect.

#### Utility room

Range fitted wall units with cupboards below, roll top worksurface with inlaid sink and chrome mixer tap, UPVC double glazed window to rear aspect and access to garage.

#### Downstairs WC

Consisting of low-level flush WC, wash hand basin with chrome mixer tap, heated chrome towel rail, obscure UPVC double glazed window to rear aspect.

#### Study

UPVC double glazed bay window to front aspect, coved ceiling.

#### Wet room

Cupboard housing boiler and hot water tank, double doors leading to rear aspect, wash hand basin with chrome taps.

#### Stairs two first floor landing

Loft access.

#### Bedroom one

UPVC double glazed windows to front and rear aspects, fitted wardrobes and storage cupboards with drawers, access to eaves storage.

#### Ensuite bathroom

Spacious four piece suite comprising bath tub with chrome mixer tap and shower attachment, tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, part tiled walls, tiled flooring.

#### Bedroom two

UPVC double glazed windows to rear aspect, fitted wardrobe.

#### Bedroom three

UPVC double glazed bay window to rear aspect, fitted wardrobes, access to eaves storage.

#### Bedroom four

UPVC double glazed bay window to front aspect, fitted wardrobes.

#### Bedroom 5/dressing room

UPVC double glazed windows to rear aspect, fitted wardrobes.

#### Bathroom

Comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand base with chrome mixer tap, low-level push button flush WC, tiled walls, tiled flooring, shaver point, heated chrome towel rail, obscure UPVC double glazed window to front aspect.

#### Rear garden approximately 120ft

Large paved patio area with sheltered seating section leading to spacious lawn with mature shrubs bordering, garden shed, gated side access.

#### Large detached garden room with power and lighting

#### Double integral garage at side

Electric roller shutter doors at front, hardstanding providing further off street parking if desired.

#### Front

Large paved carriage driveway providing ample off street parking.

### BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.









## Floor Plan

Listing details
✕

← Back

📷 Photos

### ROUNDWOOD WAY

📷 Photos

**TOTAL AREA**  
3295 SQ FT - 305.68 SQ M

Dwelling Area (includes restricted height Area)  
Outside Storage & Restricted Height Area  
Eaves Storage & Restricted Height Area  
Garden Room Area  
Garage Area  
Storage Area

184 SQ FT - 17.05 SQ M  
157 SQ FT - 14.59 SQ M  
487 SQ FT - 45.26 SQ M  
33 SQ FT - 3.06 SQ M

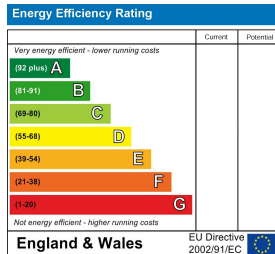
**GROUND FLOOR**

**FIRST FLOOR**

Floor plans are for illustrative purposes only. All measurements are approximate and may vary.

## Additional Information

The loft is Insulated.  
 Gas boiler, 12 years old, last service in 2024.  
 The seller owns another house and lived here since 2014.  
 There is no onward chain.  
 The property was not previously a rental.  
 The boundary fence is the left hand side.  
 Underfloor heating powered by gas.  
 Outhouse and garage have radiators.



## Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this

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