

Diceland Road Banstead, Surrey SM7 2ET

WILLIAMS HARLOW IN BANSTEAD ARE PLEASED TO OFFER- A charming turn of the century TWO DOUBLE BEDROOM character cottage requiring some modernisation allowing you to put your own stamp on this period property, there is also potential for the property to be extended (S.T.P.C). The property is located in a popular residential road with an attractive SOUTHERLY ASPECT REAR GARDEN and also benefits from TWO RECEPTION ROOMS and two double bedrooms. All is located within walking distance of Banstead Village High Street. There is also a provision for off street parking for one vehicle to the front. SOLE AGENTS. NO CHAIN. VIEWING RECOMMENDED.

Offers In The Region Of £415,000 - Freehold



FRONT DOOR

Part glazed front door with outside coach lamp, giving access through to:

ENTRANCE HALLWAY

Obscured glazed window. Wood effect flooring. Panelled walls.

LIVING ROOM

Window to front. Wood effect flooring. Fireplace feature with wooden surround with inset gas flame effect fire. Coving.

INNER LOBBY

Stairs rising to the first floor. Coving. Doorway through to:

DINING ROOM

Understairs storage cupboard. Fireplace feature with gas flame effect inset fire. Wood effect flooring. Coving. Window to the rear. Doorway through to the:

KITCHEN

Range of wall and base units. Roll edge work surfaces incorporating stainless steel sink drainer with mixer tap. Comprehensive range of cupboards and drawers below the work surface. Fitted oven and grill. Surface mounted four ring gas hob with extractor above. Door to the side. Window to the side. Part tiled walls and tiled floor. Doorway to:

REAR LOBBY

Window to side. Continuation of the tiled flooring. Space for domestic appliances. From here there is a door providing access through to:

BATHROOM

Coloured suite. Panel bath with mixer tap, grab rails and shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls and tiled floor. Obscured glazed window to the rear.

FIRST FLOOR ACCOMMODATION

LANDING

Coving.

BEDROOM ONE

Window to the front. Coving. Overstairs storage cupboard providing useful hanging and storage.

BEDROOM TWO

Window to rear. Wood effect flooring. Airing cupboard housing insulated cylinder.

OUTSIDE

FRONT

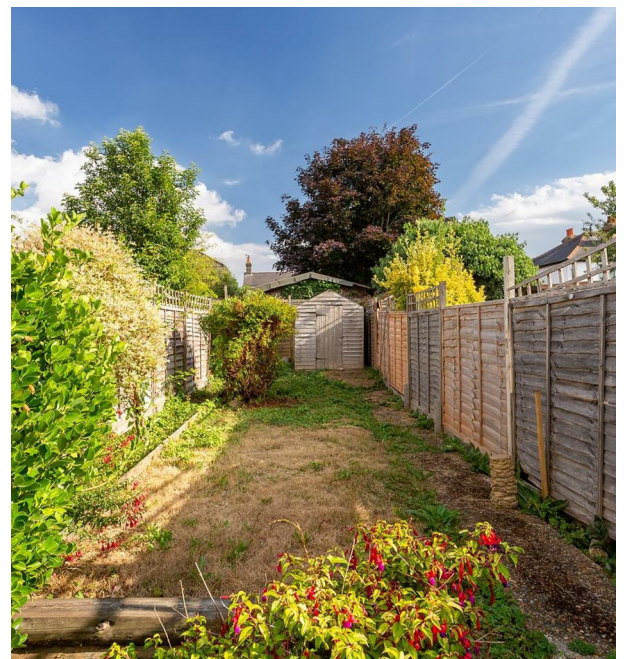
Laid to hard standing providing off street parking for one vehicle off street.

SOUTHERLY ASPECT REAR GARDEN

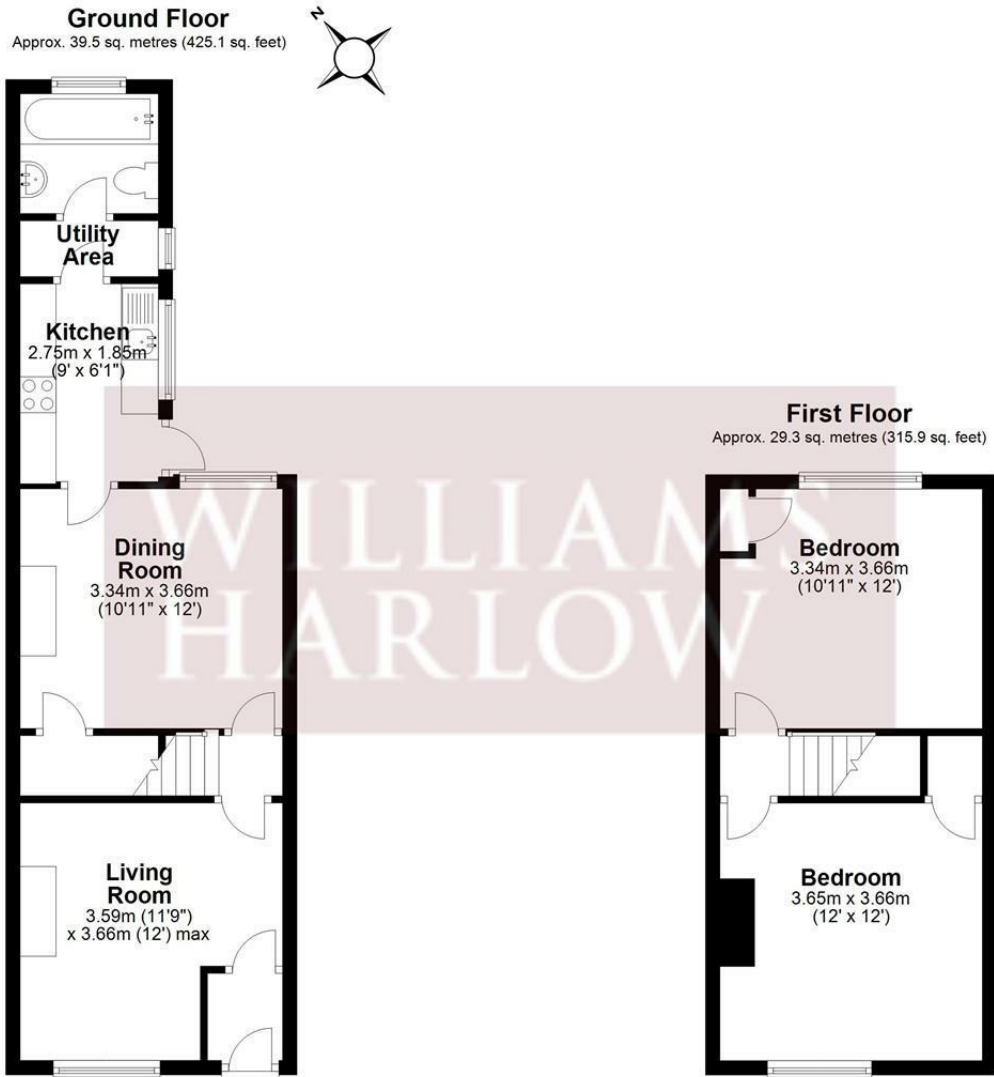
15.24m length approximately (50'0 length approximately)
There is a patio immediately to the rear. The remainder of the garden is mainly laid to lawn with various flower/shrub borders and towards the end of the garden there is a wooden garden shed.

COUNCIL TAX

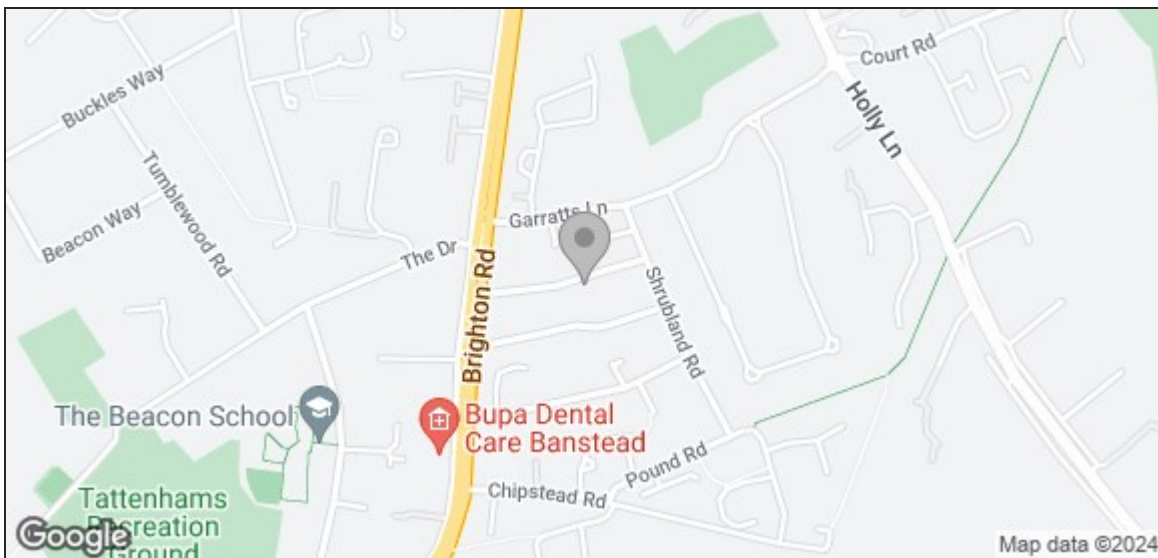
Reigate & Banstead Borough Council BAND D £2,164.62 2022/23



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Total area: approx. 68.8 sq. metres (740.9 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | 13 | 80 |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |