



Diceland Road, Banstead, Surrey
Asking Price £595,000 - Freehold



**WILLIAMS
HARLOW**











Located in charming Diceland Road in Banstead, this delightful semi-detached house offers a perfect blend of period charm and modern living. With its turn-of-the-century architecture, the property boasts beautiful rear extensions that enhance both space and light, creating a warm and inviting atmosphere throughout. Inside, you will find two spacious reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The three well-proportioned bedrooms provide ample accommodation for families or those seeking extra space for guests or a home office. The bathroom is conveniently located, ensuring comfort and practicality for everyday living. The exterior of the property is equally appealing, featuring attractive gardens that offer a serene outdoor space for relaxation or gardening enthusiasts. Additionally, there is parking available for one vehicle, providing convenience in this sought-after location. Situated close to the village, residents will benefit from easy access to local amenities, shops, and transport links, making it an ideal choice for those who appreciate community living. This property is a wonderful opportunity for anyone looking to embrace the charm of a period home while enjoying the conveniences of modern life. Don't miss the chance to make this lovely house your new home.

FRONT DOOR

Replacement front door with window to the side, giving access through to the:

ENTRANCE HALL

Stairs to the first floor. Understairs storage cupboard. Wooden flooring. Radiator. Picture rail.

DOWNSTAIRS WC

Low level WC. Wash hand basin with mixer tap and cupboard below. Obscured glazed window to the side. Fitted eye level cupboard. Part tiled walls.

LOUNGE

Bay window to the front. Radiator. Wood flooring. Feature fireplace with brick surround.

KITCHEN AREA

A range of cupboards and drawers below the Quartz work surface. Inset Belfast sink. Four ring gas hob with extractor above. Fitted oven and grill. Fitted microwave. Integrated dishwasher. 2 x integrated fridges. Integrated washing machine. Display cabinet and wine rack. Breakfast bar. Door to the side. Window to rear. Wood flooring.

DINING AREA

Double opening French doors to the rear with windows to the side. Wood flooring.

FAMILY AREA

Fireplace feature. Radiator. Wood flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Obscured double glazed window to the side. Access to loft void. Radiator.

BEDROOM ONE

Bay window to the front. Radiator. Picture rail.

BEDROOM TWO

Window to the rear. Radiator. Picture rail.

BEDROOM THREE

Window to the rear. Radiator. Picture rail.

BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Obscured glazed window to the front. Part tiled walls. Tile effect flooring.

OUTSIDE

FRONT

Principally paved providing off street parking with dropped kerb for one car. Access to the side of the property to:

REAR GARDEN

15.24m x 7.92m approximately (50'0 x 26'0 approximately)
There is a patio expanding the immediate rear width of the property. The remainder of the garden is mainly laid to lawn with good fencing. Outside light and tap.

COUNCIL TAX

Reigate & Banstead BAND E £2,859.20 2024/25



Banstead Office

Call: 01737 370022

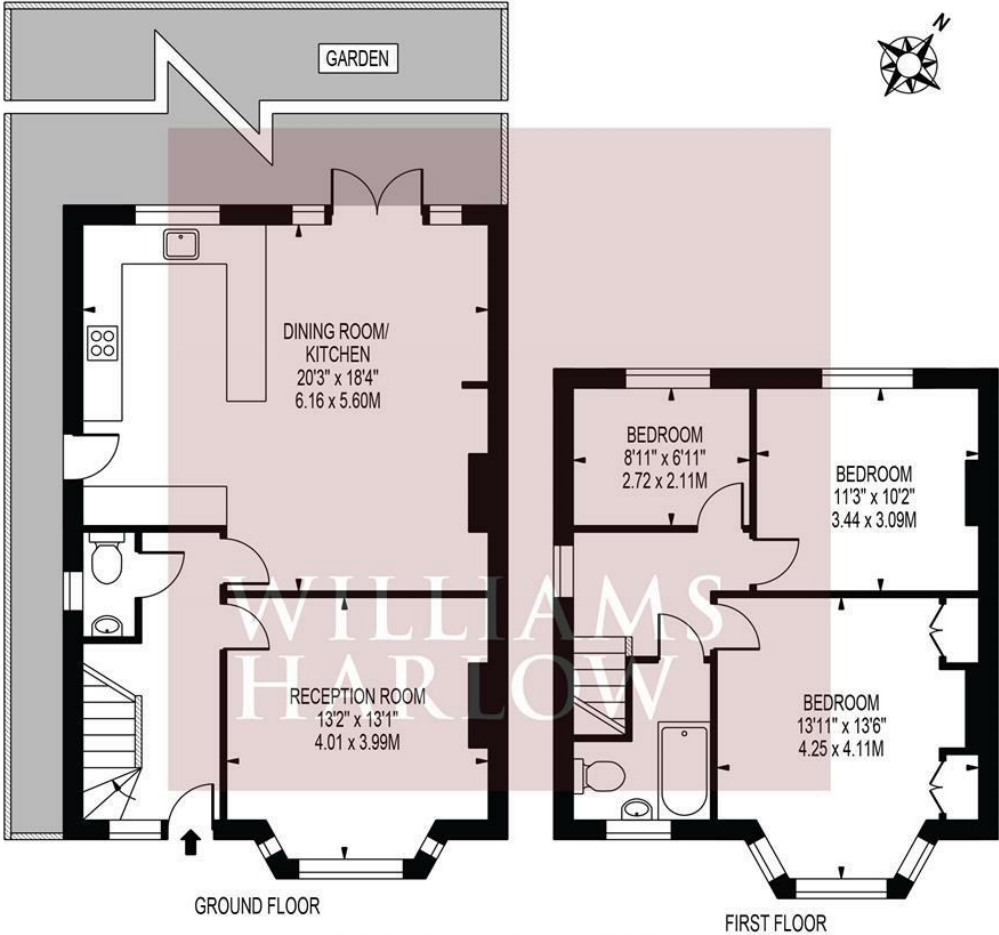
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DICELAND ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1083 SQ FT - 100.59 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		58
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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