



Diceland Road, Banstead

The **PERSONAL** Agent

Offers In Excess Of £500,000 Freehold

- 849 sq ft semi detached
- Two double bedrooms
- Two reception rooms
- Kitchen/breakfast room
- Upstairs bathroom
- Double glazed
- Gas central heating
- Walking distance of Banstead village
- Underfloor heating on ground floor and bathroom



Set within a popular road, just a 8 minute walk from Banstead Village high street, this deceptively spacious semi-detached character home warrants immediate inspection to fully appreciate the bright, light and well presented accommodation it provides.

An extended kitchen / breakfast room with bi fold doors out to a south facing rear garden, as well as two reception rooms which allows you to be flexible with the accommodation provided.

As you enter the property you walk into a hallway which has access to the first floor along with two separate reception rooms. There is an extended

kitchen breakfast room which leads out to the rear garden with patio and the rest is laid mainly to lawn. There is underfloor heating throughout the ground floor accommodation.

On the first floor there are two bedrooms of which both are doubles. There is a refitted bathroom with a separate shower cubicle as well as underfloor heating. The property is double glazed and has gas central heating. Outside you have a rear garden with a outbuilding that has power and lighting.

Banstead village is a short walk away and offers an array of shops and restaurants. For the golf

enthusiasts, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by.

Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. With many well regarded schools close by and easy access to the M25, Banstead is growing more popular by the day.

Tenure - Freehold
Council tax band - D

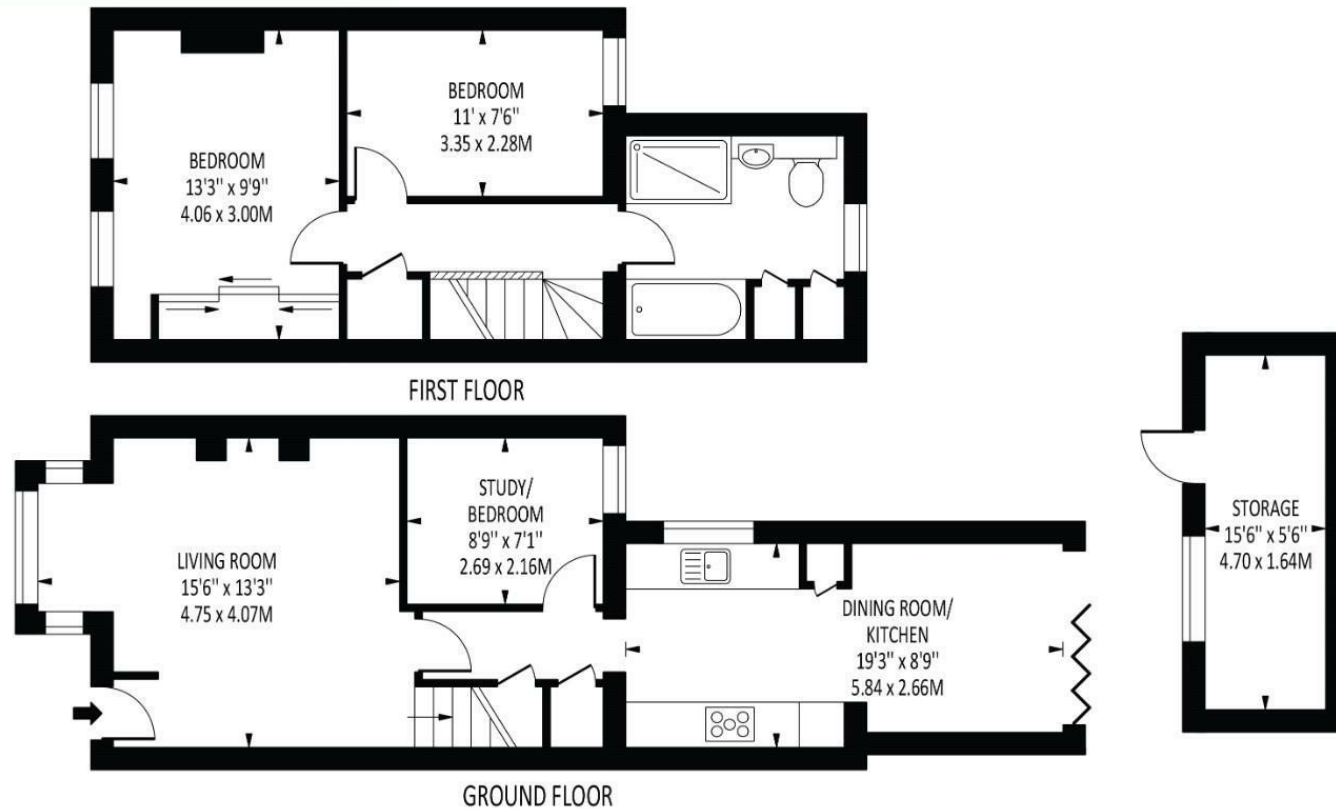




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Total Area: 939 SQ FT • 87.24 SQ M
(Including Storage)
Storage Area : 83 SQ FT • 7.71 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of 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		83
(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 & Wales		EU Directive 2002/91/EC

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