



Diceland Road, Banstead

The **PERSONAL** Agent



# Offers In Excess Of £550,000 Freehold

- Chain Free
- Walking Distance Of Banstead village
- Detached House
- South Facing Rear Garden
- Gas Central Heating
- 16'11 x 8'11 Reception room Two
- 13'1 x 10'11 Reception Room
- 13'5 x 11'3 Garage
- Downstairs Cloakroom
- 976 sq ft property

This charming detached house located in the desirable area of Banstead Village.

Spanning an impressive 976 square feet, this property offers a delightful combination of comfort and convenience, making it an ideal choice for small families, couples, or anyone in search of a tranquil retreat.

This lovely home features two well proportioned bedrooms, providing ample space for relaxation and rest. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The layout is thoughtfully designed to maximise both space and functionality.

One of the most appealing aspects of this residence is the south facing rear garden, which enjoys abundant sunlight throughout the day. This outdoor area is a wonderful haven for gardening enthusiasts or simply for those who wish to bask in the fresh air during the warmer months. It presents an excellent opportunity for outdoor living and leisure.



Situated within walking distance of Banstead Village, residents will benefit from a variety of nearby shops, cafes, and local amenities, ensuring that daily necessities are easily accessible. Offered to the market CHAIN FREE.

In summary, this detached house is a splendid opportunity for anyone looking to enjoy a comfortable lifestyle in a sought-after location. With its inviting features and convenient surroundings, it is sure to appeal to a wide range of buyers.

As you enter through the porch, you are greeted by one of the two reception rooms, providing ample space for relaxation and entertaining. The 13'1 x 10'11 separate lounge is perfect for unwinding after a long day, while the 16'11 x 8'11 kitchen/diner offers a sociable area for family meals and gatherings. There is also a downstairs cloakroom. On the first floor there are two bedrooms, both are doubles in size. The main bathroom completes the accommodation. Outside there is a patio area which leads to a south facing rear garden and the detached 13'5 x 11'3 garage.

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



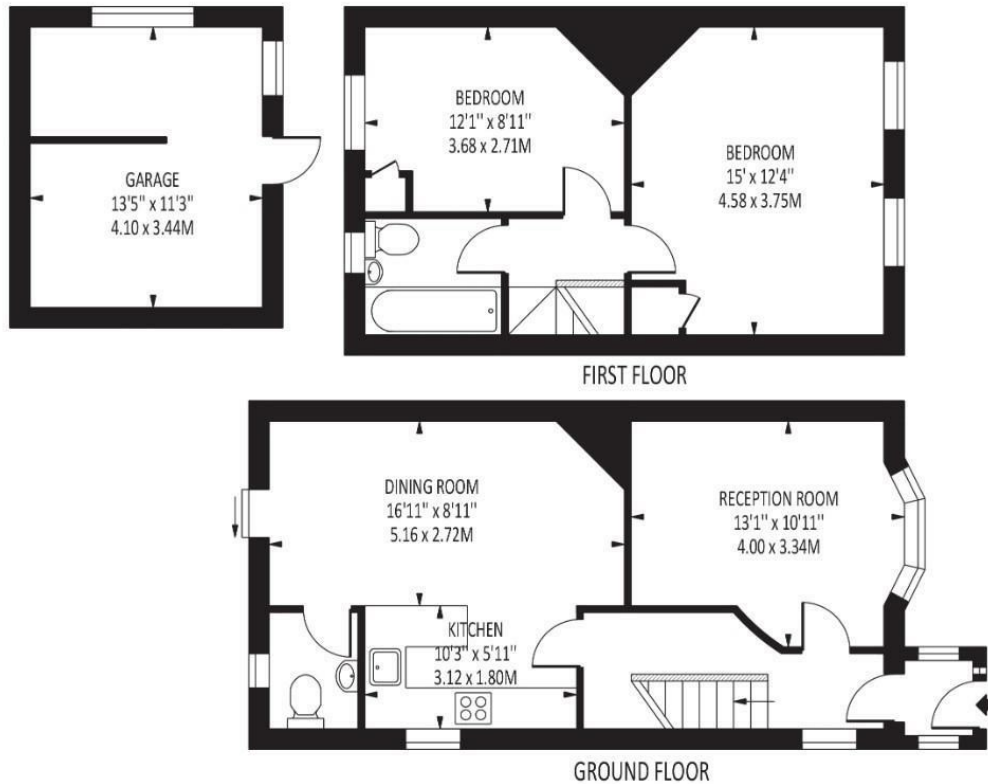




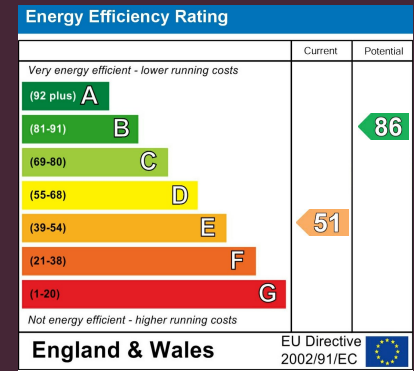
The **PERSONAL** Agent

## Diceland Road

Total Area: 976 SQ FT • 90.65 SQ M  
(Including Garage)  
Garage Area : 152 SQ FT • 14.10 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.



### EPSOM OFFICE

2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

### LETTINGS & MANAGEMENT

157 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



The  
**PERSONAL**  
Agent

**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



