

Diceland Road, Banstead, Surrey

Offers Over £450,000 - Freehold

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This delightful detached house located on Diceland Road in Banstead, presents an excellent opportunity for those seeking a comfortable home with potential for personalisation. Boasting two spacious double bedrooms, this property is ideal for small families or couples looking for extra space.

Upon entering, you will find two generously sized reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The downstairs WC adds convenience, making daily living a breeze. The south-facing rear garden is a true highlight, offering a sunny retreat for outdoor relaxation or gardening enthusiasts. Additionally, a brick-built store provides practical storage solutions.

While the property requires some modernisation, it is brimming with potential to create your dream home. Located within walking distance to the vibrant Banstead Village, residents will enjoy easy access to a variety of shops, cafes, and local amenities.

With parking available and no onward chain, this property is ready for you to make it your own. Whether you are a first-time buyer or looking to downsize, this house on Diceland Road is a wonderful opportunity not to be missed.

THE PROPERTY

Upon entering there is a small entrance porch to the front leading through to the entrance hall with a sitting room front and dining room with patio doors to the rear plus is open plan to the kitchen. There is also a downstairs WC. To the first floor there are two double bedrooms and a bathroom. The property flows well and would suit a multitude of buyers. The seller is happy for the fridge and washing machine to be included in the sale

POTENTIAL IMPROVEMENTS

In our opinion, the generously proportioned front bedroom offers excellent potential for subdivision into two separate bedrooms. The existing positioning of the windows to the front elevation lends itself particularly well to such an alteration, which we believe could be achieved relatively easily, subject to any necessary consents and compliance with building regulations.

OUTDOOR SPACE

14.08 length (46'2" length)
To the front is principally paved to provide off street parking for one parking. There is also side access which leads to the southerly aspect rear garden which extends to approximately 46ft with a patio to the rear and the remainder of the garden is mainly laid to level lawn with a well constructed brick built store to the rear which could be converted into a home office or storage.

LOCAL AREA

The property is within walking distance of Banstead Village which offers an array of local shops, restaurants, cafes and all local amenities. There are excellent connections to the A217 road network which connects to the M25, M23 and A3, as well excellent local schools both at primary and secondary level and the benefit of the countryside on your doorstep. The area is relaxed and a lovely neighbourhood with a thriving community where people feel fully invested.

LOCAL SCHOOLS

St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
Banstead Preparatory School – Aged 2-11
The Beacon School Secondary School – Ages 11-16
Aberdour School – Ages 2-11

LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Tattenham Corner Station – London Bridge, 1 hour 9 min

ENHANCEMENT & STAGING DISCLAIMER

Please note that some of the photographs featured within these particulars may have been digitally enhanced, edited or virtually staged to improve their presentation. This may include adjustments to lighting, colour, landscaping, the removal of vehicles or other objects, and the addition or alteration of furnishings. Such images are provided for illustrative purposes only and may not represent the property's exact current appearance. Prospective purchasers are advised to satisfy themselves as to the property's actual condition, layout and surroundings through personal inspection.

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

Reigate & Banstead BAND D £2,555.86 2026/27



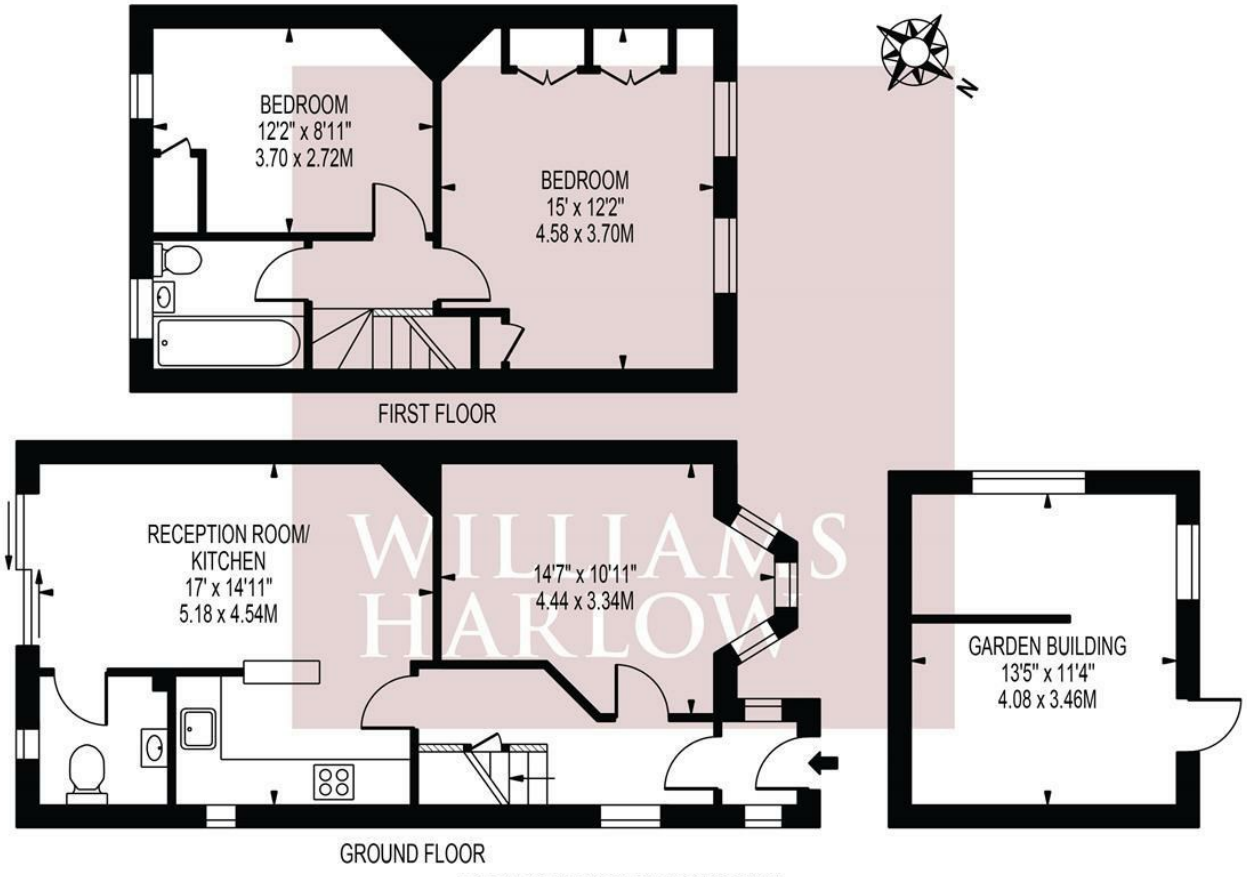
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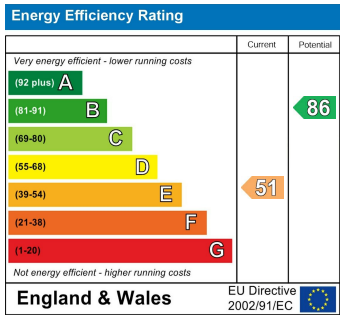
DICELAND ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 814 SQ FT - 75.60 SQ M
(EXCLUDING GARDEN BUILDING)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN BUILDING: 154 SQ FT - 14.35 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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