WILLIAMS HARLOW

Diceland Road
Banstead, Surrey SM7 2ET

WILLIAMS HARLOW ARE EXCITED TO PRESENT A RARE TWO BEDROOM SEMI-DETACHED HOUSE TO THE RENTAL MARKET. Situated within walking distance to Banstead High Street the property is decorated to a good standard with modern fixtures & fittings. Consisting of an internal porch and hallway, a double length reception room, a fully equipped kitchen plus a conservatory accessing the garden. Upstairs provides a large family bathroom and two double size bedrooms. Fully double glazed with gas central heating and available on an unfurnished basis.

£1,850 PCM Unfurnished

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FRONT DOOR

Opening into an internal porch area for coats and shoes

HALLWAY

Original floor-boards leading to staircase and reception room

RECEPTION ROOM

Double-length room with front bay window and brand new carpet, opening into the large kitchen...

KITCHEN

Brand new modern appliances and original tiled floor with under-stair storage cupboard and conservatory attached....

CONSERVATORY

Fully glazed with direct access through french doors into the rear garden.

STAIRCASE

Carpeted leading up to....

BATHROOM

Modern design with his-and-hers hand basins, large shower cubicle, WC, heated towel rail and stand-alone bath.

BEDROOM 1

Double size room at the front of the house with double glazed windows and built-in wardrobes

BEDROOM 2

Double size room at the rear of the house with double glazing and good quality carpets

REAR GARDEN

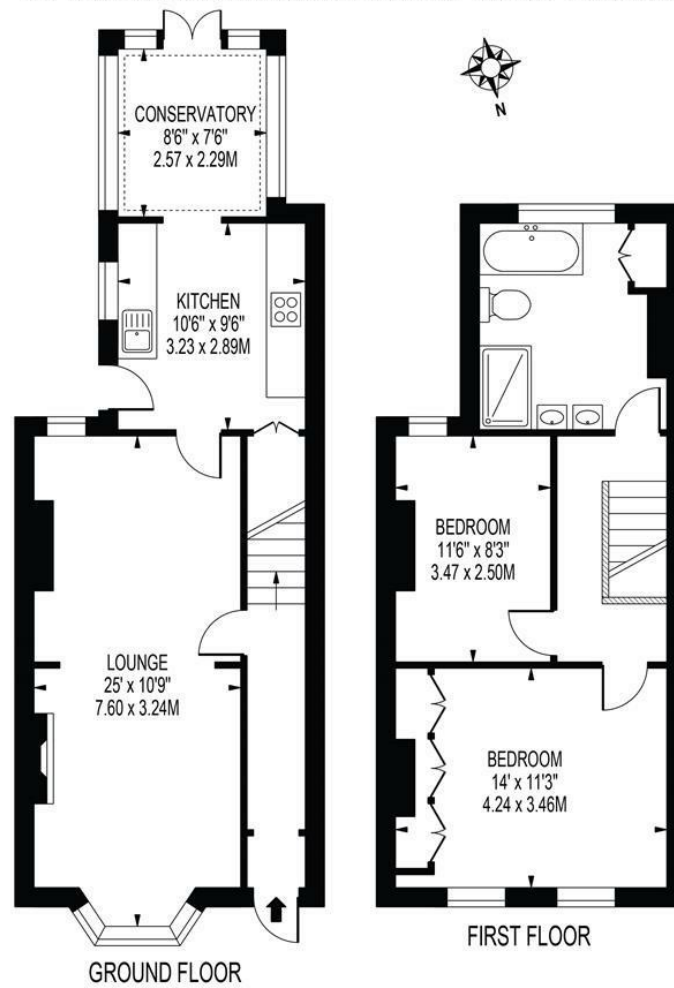Mixture of grass and paving with independent side access and access from kitchen and conservatory

COUNCIL TAX

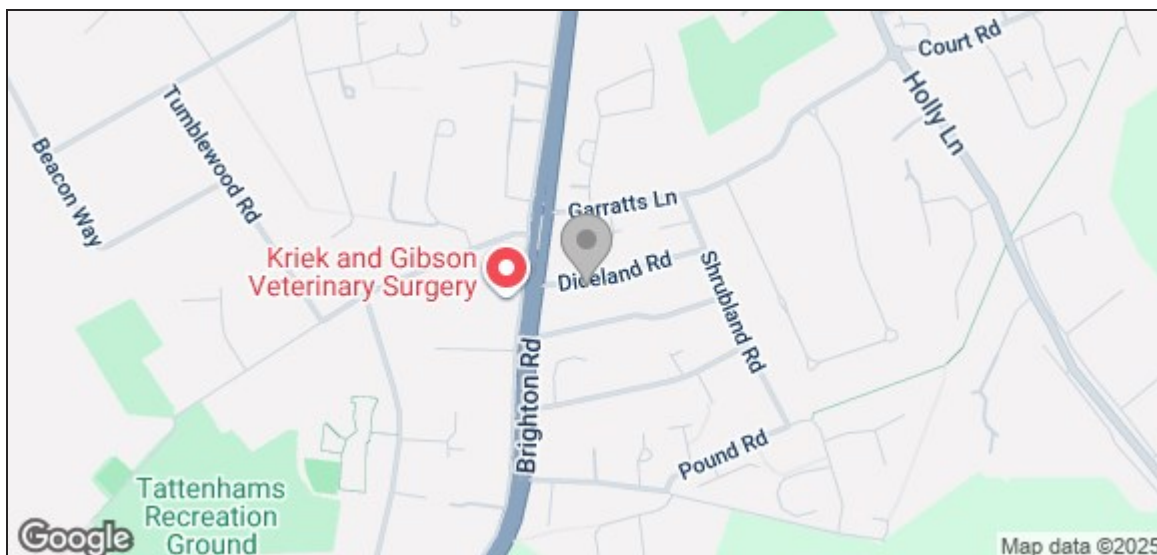Council Tax Bad D (£2,235.36) 2023 / 24

DICELAND ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 915 SQ FT - 84.99 SQ M

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CONSERVATORY
8'6" x 7'6"
2.57 x 2.29M

KITCHEN
10'6" x 9'6"
3.23 x 2.89M

BEDROOM
11'6" x 8'3"
3.47 x 2.50M

LOUNGE
25' x 10'9"
7.60 x 3.24M

BEDROOM
14' x 11'3"
4.24 x 3.46M

GROUND FLOOR

FIRST FLOOR

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 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		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC