



Diceland Road, Banstead, Surrey  
Offers Over £595,000 - Freehold



**WILLIAMS  
HARLOW**











This delightful three bedroom semi-detached house in Diceland Road offers a perfect blend of modern living and convenience. Constructed approximately ten years ago, the property boasts a contemporary style that is evident throughout its superbly decorated interiors.

Upon entering, there is a spacious open plan kitchen/dining room plus a separate lounge ideal for both relaxation and entertaining guests. The home features three well-proportioned bedrooms, including the master bedroom complete with an en-suite bathroom, ensuring comfort and privacy.

The property benefits from allocated parking for one vehicle, a valuable asset in this desirable area. The attractive rear garden presents a lovely outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family.

Situated within walking distance of Banstead Village High Street, residents will appreciate the convenience of local shops, cafes, and amenities just a short stroll away. This home is an excellent opportunity for those seeking a modern residence in a vibrant community. With its appealing features and prime location, this property is sure to attract interest from discerning buyers.

## THE PROPERTY

This handsome contemporary home sits proudly confident in its surroundings. Benefitting from all modern features throughout with superb open plan dining room/kitchen, separate lounge, downstairs WC, gas central heating, double glazing and an excellent EPC rating. The first floor doesn't disappoint with three good sized bedrooms, main bathroom and a master bedroom served by a luxury en-suite.

## OUTDOOR SPACE

The property has off street parking for one vehicle, an EV charging point and side access through to a manageable rear garden which has been laid with ease of maintenance in mind.

## THE LOCAL AREA

The area is well served and is equidistant between Banstead

Village with a great range of High Street shops, cafes, restaurants and independent traders, excellent schooling alongside miles of countryside to the south. The area is considered a relax neighbourhood which allows you to take evening walks without a second thought and a community where people feel invested.

## VENDOR THOUGHTS

This house has always been full of fun, laughter and celebration over the years and has acted as a hub for our extended family and friends. We have found a suitable property with no onward chain.

## LOCAL SCHOOLS

St Annes Catholic Primary School – Ages 4-11  
Banstead Infant School – Ages 4-7  
Banstead Community Junior School – Ages 7-11  
The Beacon School Secondary School – Ages 11-16  
Banstead Preparatory School – Aged 2-11  
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  
Sutton to St Pancras International 47 minutes  
Sutton to Blackfriars - 38 minutes  
Sutton to Wimbledon - 17 minutes

## 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 E £2,992.97 2025/26



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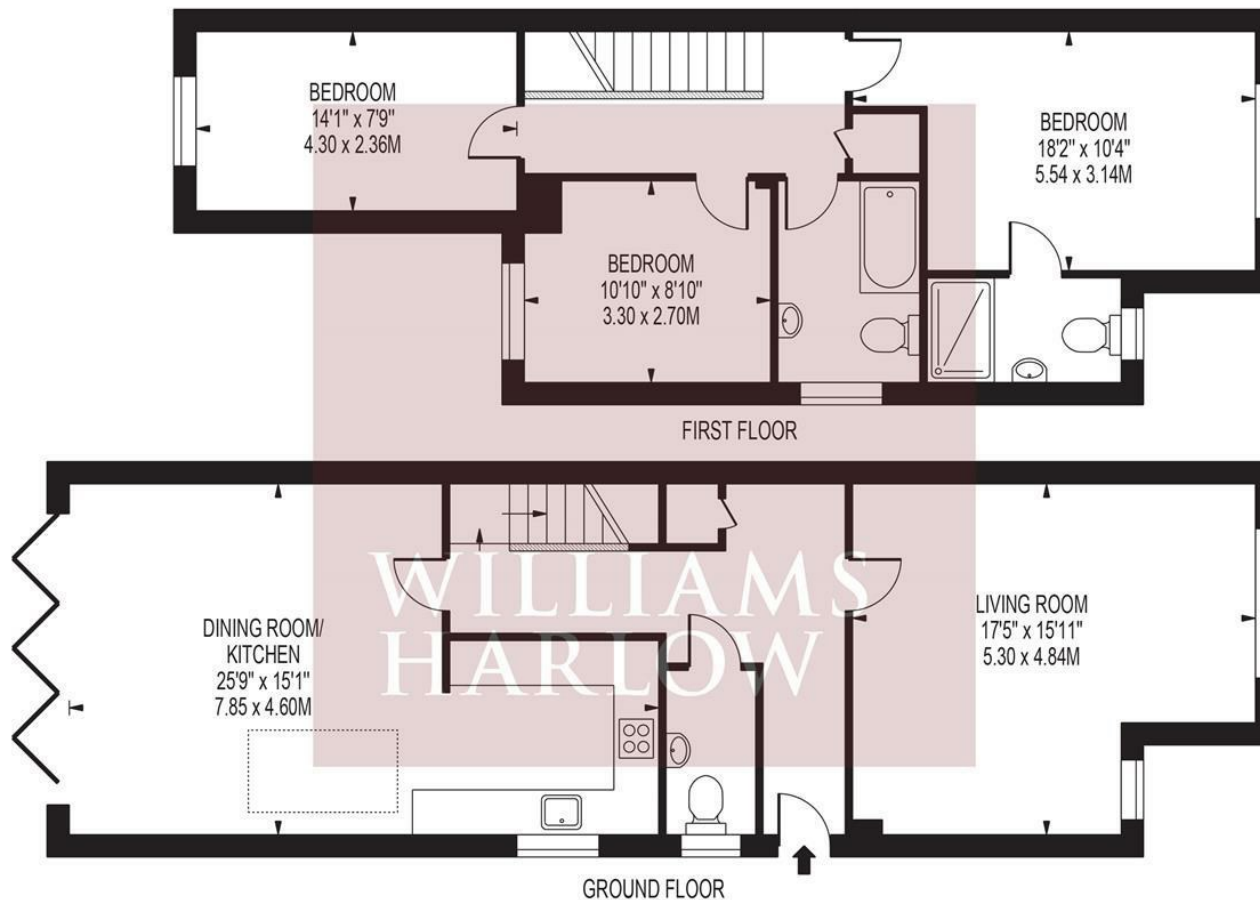
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## DICELAND ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1356 SQ FT - 125.95 SQ M



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		80	84
(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	

