



Diceland Road, Banstead, Surrey SM7 2ET
£600,000 - Freehold



**WILLIAMS
HARLOW**



WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT An opportunity to acquire a sympathetically extended THREE BEDROOM terraced, turn of the century home, offering accommodation over three floors. The property offers a re-fitted kitchen, utility, new boiler, downstairs WC, master bedroom with wet room, WITH TWO SECURED ALLOCATED PARKING SPACES TO THE REAR. SOLE AGENTS.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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











FRONT DOOR

Under a wood canopy, giving access through to the:

LIVING ROOM

Attractive bay window to the front with new sash style windows with blinds. Engineered wood flooring. Meter cupboard. Radiator. Coving. Understairs cupboard. Opening through to:

DINING ROOM

Continuation of the wood flooring. Fireplace feature. Coving. Stairs rising to the first floor. Window to rear. Radiator. Downlighters.

RE-FITTED KITCHEN

A granite work top. Breakfast bar with integrated wine cooler and seating up to four. Downlighters over the breakfast bar. A comprehensive range of undercounter kitchen units. Integral dishwasher. Skylights. Double glazed window overlooking the rear garden. Bank wall of units housing the integral fridge. Fitted fridge freezer with storage above. Fitted Siemens ovens, one oven is compatible with a Wifi connection allows you to connect to an app on your phone and doubles up as a microwave oven and further storage above and below. Induction hob with in built extractor. Wet underfloor heating. Double stainless steel with mixer tap and hot tap. Opening through to the:

UTILITY ROOM

2.18m x 1.83m (7'2 x 6'0)

Tiled floor and part tiled walls. Wet underfloor heating. Hot water cylinder for the boiler. Kitchen units providing ample storage. Further door leading to a spaces for the washing machine and tumble dryer. Access to the:

DOWNSTAIRS WC

Obscured double glazed window to the rear. Wash hand basin with mixer tap. Low level WC. Extractor fan. Heated towel rail.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase. Coving.

BEDROOM TWO

2 x double glazed sash style windows to the front. 2 x radiators. Coving. Space for either fitted or free standing wardrobes.

BEDROOM THREE

Double glazed sash style window overlooking the rear garden. Radiator. Coving. Downlighters. Laminate flooring.

BATHROOM

Standalone bath. Glass enclosed shower cubicle with a rainfall shower and an additional shower head. Low level WC. Wash hand basin with cupboards below and above with part tiled splashback. Heated towel rail/radiator combination. Cupboard housing boiler (approximately one year old). Obscured glazed window to the rear. Tiled floor.

SECOND FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase with wooden banister. Double glazed window overlooking the rear garden. Downlighters.

MASTER BEDROOM

2 x double glazed velux windows to the front. Double glazed window overlooking the rear garden. Coving. Downlighters. Eaves storage. Space for fitted or freestanding wardrobes. Air conditioning unit.

WET ROOM EN-SUITE

Shower with rainfall shower head and an addition shower head. Wash hand basin with mixer tap. Low level WC. Storage. Heated towel rail. Extractor fan. Part obscured double glazed window to the rear.

OUTSIDE

FRONT

There is a slate area of garden with steps up to the front door. There is a drive to the side of the property via a wrought iron gate which gives access to the rear garden via a wooden garden gate.

SOUTHERLY ASPECT REAR GARDEN

The rear garden is laid with Porcelain tiled with exterior lighting and well maintained flower beds.

PARKING

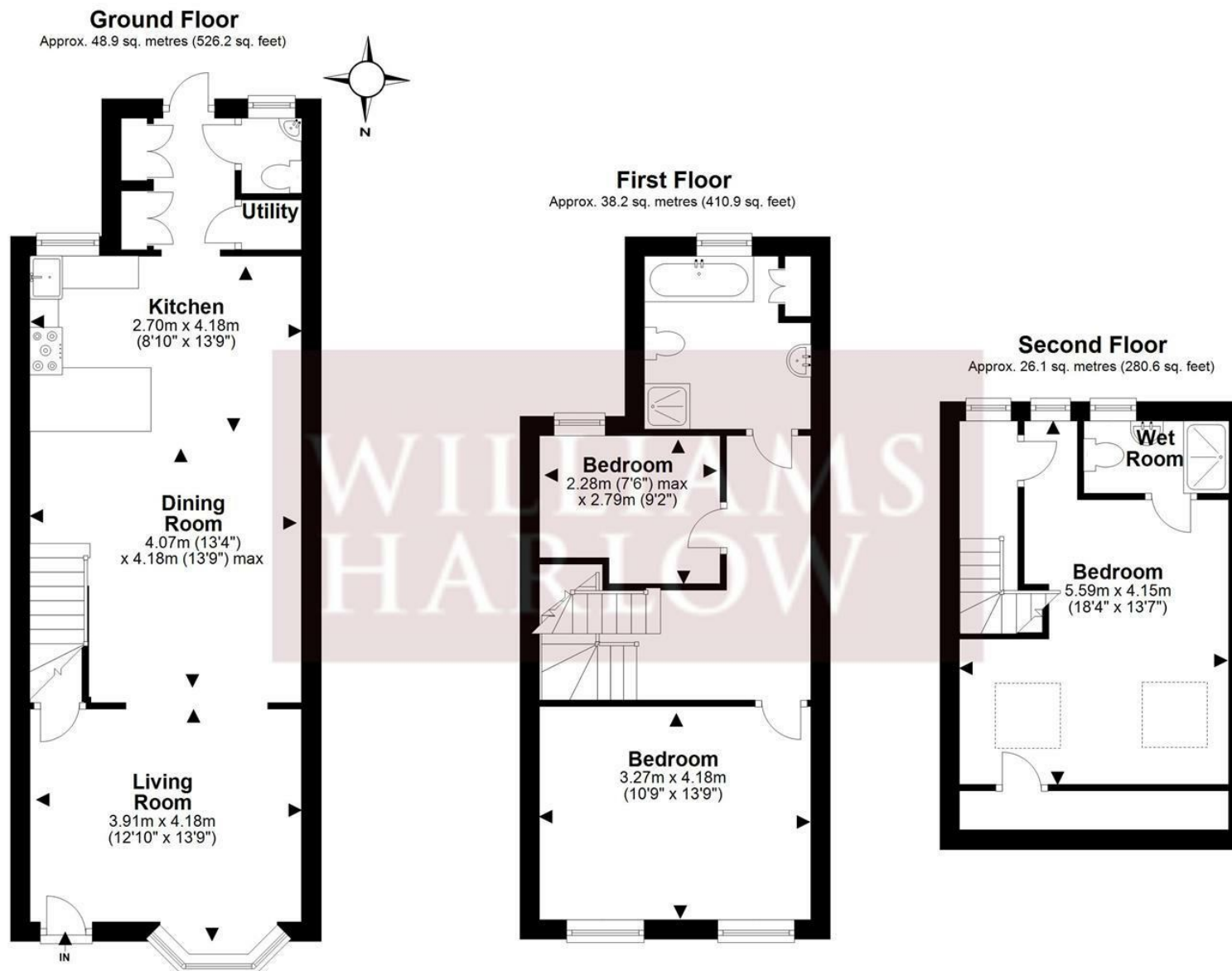
Automated gates located to the side of the property gives access two allocated parking spaces located at the rear of the property.

COUNCIL TAX

Reigate & Banstead BAND C £2,079.42 2024/25



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Total area: approx. 113.1 sq. metres (1217.7 sq. feet)

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