



DICELAND ROAD, BANSTEAD, SURREY, SM7

£475,000

FREEHOLD

Winkworth





DICELAND ROAD

BANSTEAD, SURREY, SM7

**THIS DELIGHTFUL TWO BEDROOM
VICTORIAN COTTAGE IS NICELY
PRESENTED THROUGHOUT, AND WITHIN
EASY REACH OF BANSTEAD VILLAGE.**

Banstead High Street offers a selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food. The house is also within walking distance of a choice of well-regarded schools. Frequent bus services are available to neighbouring towns including Epsom, Sutton and Reigate. The Lady Neville Recreation Ground with children's playground and park café is close by, as are Banstead Downs and Cuddington Golf Courses.



DICELAND ROAD
BANSTEAD, SURREY, SM7

A well-presented two bedroom semi-detached Victorian cottage located within Banstead Village. This Victorian property has been well maintained by the current owner whilst still boasting some of its original character features.

This lovely house has a double aspect through lounge/dining room with beautiful wood flooring and a feature fireplace, and leads into the fitted kitchen which has a range of high and low level units, some integrated appliances, and ample worktop space. The adjoining breakfast room is bright and has french doors that open into the garden.

The first floor provides two double bedrooms, with fitted wardrobes in the principal bedroom and a spacious family bathroom.

Generous side access leads to the detached garage and low maintenance rear garden, which is mainly paved and measures approximately 45 feet in length. There is an attractive feature pond and a traditional garden shed.

All in all a fabulous house in an ideal convenient setting.



BANSTEAD OFFICE

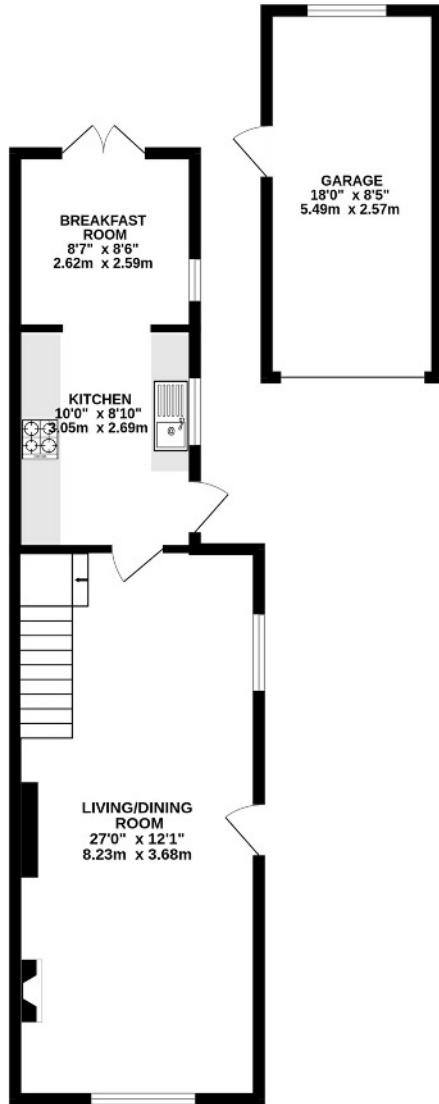
01737 362 362 | banstead@winkworth.co.uk

AT A GLANCE...

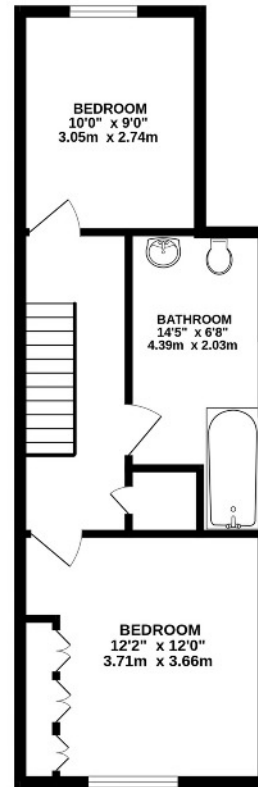
- Living/Dining Room - 16'8" x 11'8" (5.08m x 4.06m)
- Kitchen - 16'6" x 9' 9" (5.02m x 2.97m)
- Breakfast Room - 16'6" x 9' 9" (5.02m x 2.97m)
- Bedroom 1 - 17'0" x 12'4" (5.18m x 3.76m)
- Bedroom 2 - 13'0" x 12'0" (3.96m x 3.66m)
- Family Bathroom - 15' x 13' (4.57m x 3.95m)
- Rear Garden - 92' (28.0m) approximately
- Garage - 12'6" x 11'5" (3.82m x 3.47m)
- Council Tax Band D







GROUND FLOOR



FIRST FLOOR

Mint Cottages, Banstead
 INTERNAL FLOOR AREA (APPROX.) 1075 sq ft/ 100 sq m
 Garden extends to 45' (13.72m) approximately



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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See things differently.