



Courtlands Crescent, Banstead

The **PERSONAL** Agent

Asking Price £435,000

Leasehold - Share of Freehold

- 874 sq ft first floor maisonette
- Two bedrooms
- Separate kitchen
- L shape Lounge / Dining room
- Bathroom
- Separate WC
- South facing garden
- Garage
- Driveway for two cars
- Share of freehold

The Personal Agent are delighted to offer for sale this 874 sq ft two bedroom first floor maisonette.

The property benefits from a south facing garden and a garage with a driveway for two cars. Other benefits include a separate kitchen and a L-shaped lounge/dining room.

The property comprises an L-shaped lounge/dining room, a separate kitchen, two bedrooms, a bathroom and a separate



WC.

Outside there is a south-facing garden and a driveway for two cars. The property is fully double glazed and gas central heating.

This quiet road enjoys a fantastic position and is within walking distance of the heart of the village with its excellent high street shopping that includes a Waitrose supermarket and the M&S Simply Food store. The village also has numerous high quality cafes and restaurants.

For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by.

This location is ideal for family walks, dog walks, cycling, rambling or jogging.

Tenure - Freehold

Council tax band - D



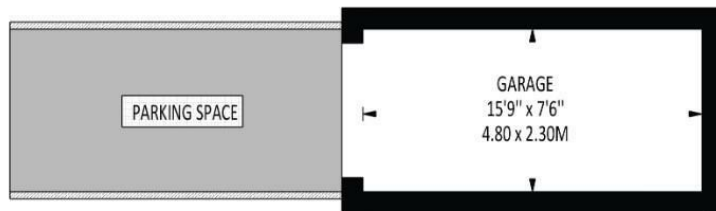


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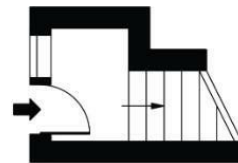


Courtlands Crescent

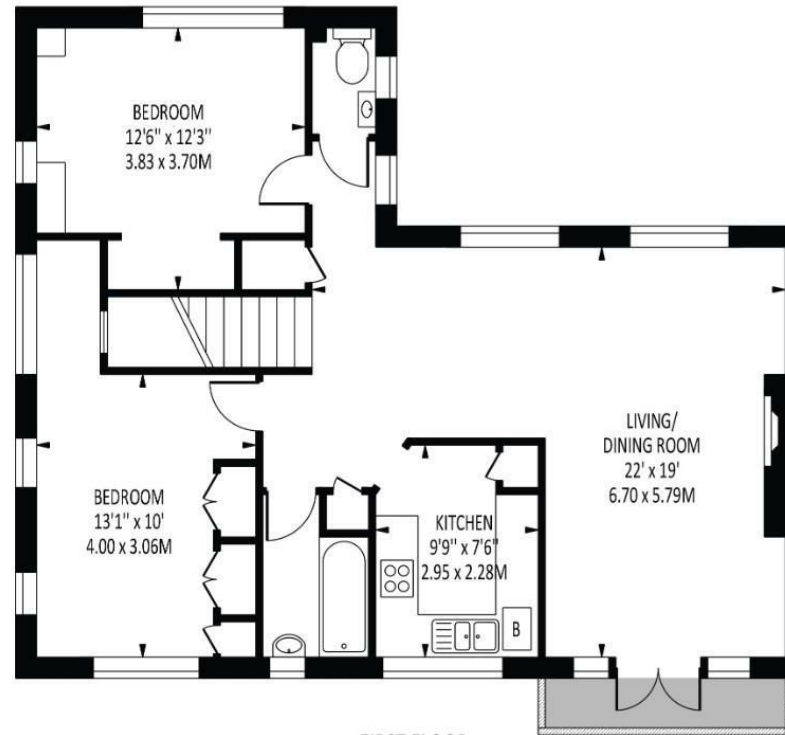
Total Area: 874 SQ FT • 81.20 SQ M
(Including Garage)
Garage Area: 119 SQ FT • 11.04 SQ M



GROUND FLOOR



GROUND FLOOR
ENTRANCE



FIRST FLOOR

Disclaimer: 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 of 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 | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 68 | 76 |
| England & Wales | EU Directive 2002/91/EC | |

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The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

