



Courtlands Crescent, Banstead

The **PERSONAL** Agent

# Asking Price £450,000

## 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

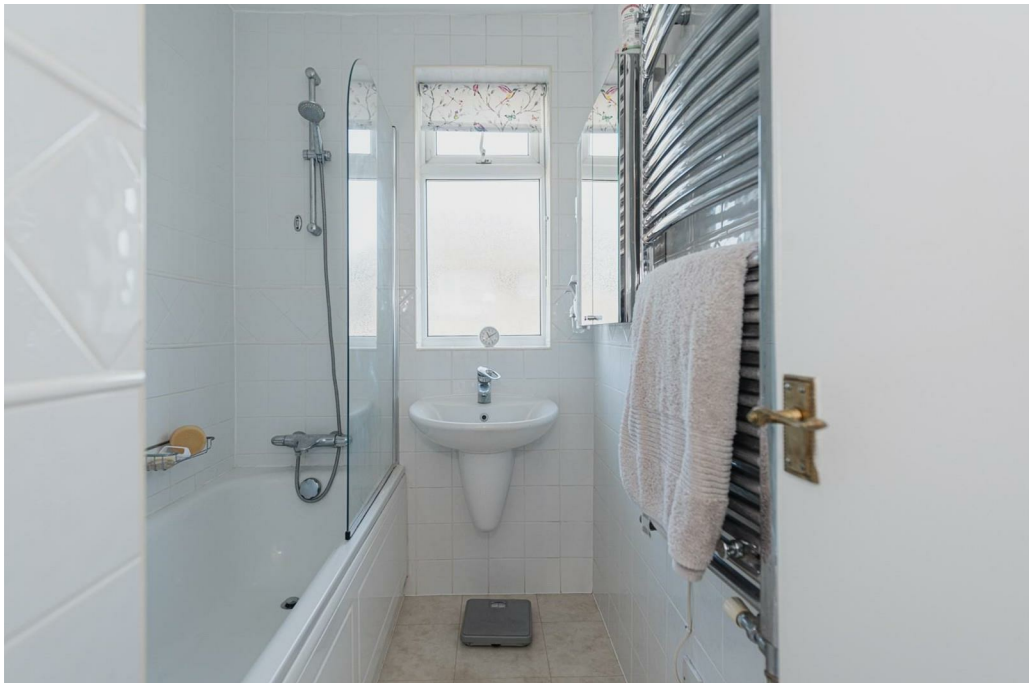
Downs, Walton Heath and the RAC golf club all close by.

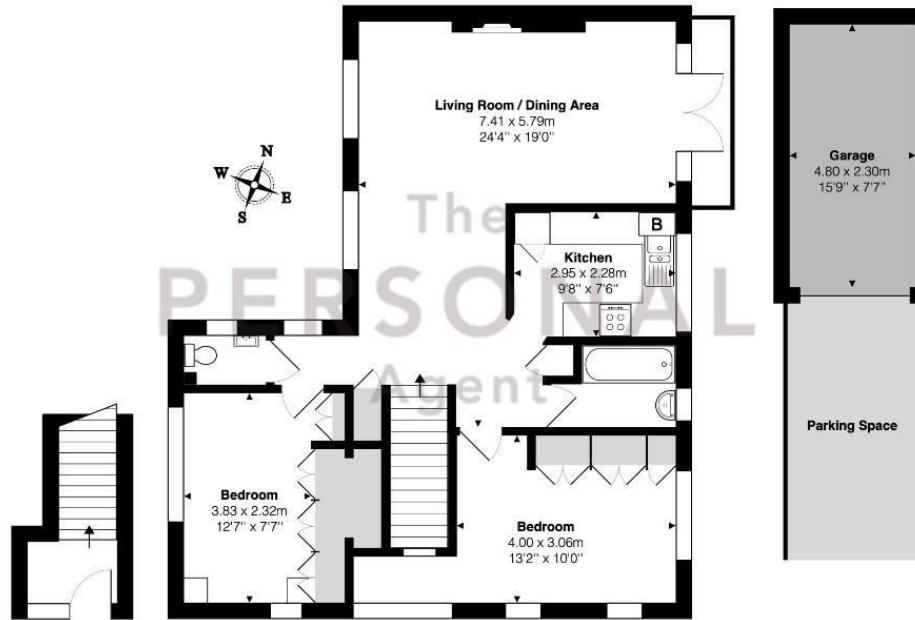
This location is ideal for family walks, dog walks, cycling, rambling or jogging.

Tenure - Freehold

Council tax band - D







**First Floor Maisonette**

Courtlands Crescent, Banstead

Total Area: 81.2 m<sup>2</sup> ... 874 ft<sup>2</sup> (excluding garage, parking space)

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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
	68	76

**EPSOM OFFICE**

2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333699

**LETTINGS & MANAGEMENT**

163 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666



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



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Agent

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