



Cheviot Close, Banstead

The PERSONAL Agent

# Guide Price £339,950

## Leasehold

- 664 sq ft property
- First floor maisonette
- Two double bedrooms
- Reception room ( 17'2 x 11 )
- Separate kitchen ( 10'2 x 6'4 )
- Private garden
- Garage
- Leasehold
- 164 years left on lease
- No onward chain

Nestled in the charming Cheviot Close, Banstead, this delightful first floor maisonette offers a perfect blend of comfort and convenience. Spanning an impressive 664 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

The layout includes a welcoming reception room, perfect for relaxation or entertaining guests. The maisonette is complemented by a well-appointed bathroom, ensuring all your needs are met. One of the standout features of this property is the absence of an onward chain, allowing for a smooth and hassle-free purchase process.

Additionally, the property boasts a generous 164 year lease, providing peace of mind for future living. For those with vehicles, a garage is included, offering secure parking and extra storage space. The private garden adds a touch of outdoor charm, perfect for enjoying sunny days or cultivating your own green space.

Situated within walking distance of Banstead village, residents will appreciate the convenience of local shops, cafes, and amenities just a short stroll away. This maisonette presents an excellent opportunity for anyone looking to settle in a desirable area with a strong sense of community.



In summary, this two-bedroom maisonette in Cheviot Close is a rare find, combining spacious living, a prime location, and the added benefits of a garage and garden.

The accommodation comprises of two generous double bedrooms, kitchen, a bathroom, as well as a large lounge / dining room.

The garden is completely private, perfect for hosting, and has space for an outbuilding / office. There is also a private garage.

The property is also offered to the market chain free.

Location: Banstead village is a short walk away and offers an array of shops and restaurants. For the golf enthusiasts, there are four world renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by.

Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. Banstead is situated in between Epsom Downs, Chipstead and Kingswood.

It is a popular residential area offering a variety of properties. This location is

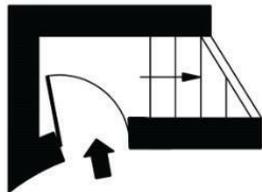
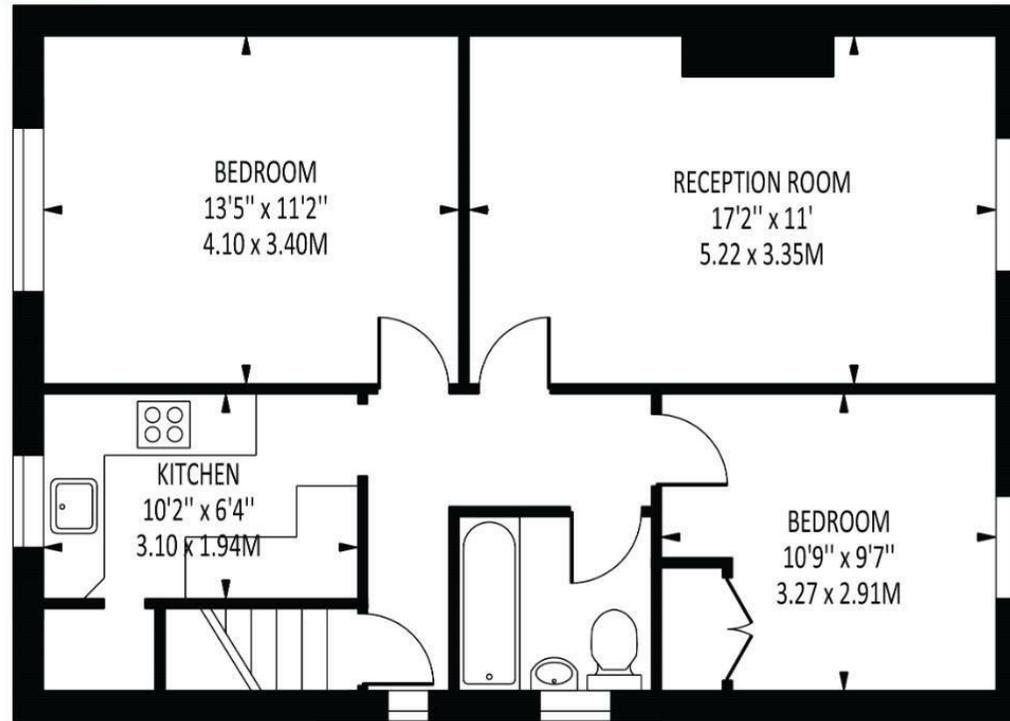
ideal for family walks, dog walks, cycling, rambling or jogging.

Tenure - Leasehold  
Length of lease (years remaining) - 164  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - N/A  
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







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>		74	78
(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			
England & Wales		EU Directive 2002/91/EC	

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.

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