

Courtlands Crescent Banstead, Surrey SM7 2PJ

LOCATION LOCATION LOCATION. WILLIAMS HARLOW ARE PLEASED TO PRESENT THIS TWO BEDROOM MAISONETTE TO THE MARKET. Located in a quiet tree-lined street close to Banstead Village High Street, this is a gem of a property. Consisting of two double bedrooms with built-in wardrobes, a family bathroom with separate WC, a good size kitchen and very large lounge with direct access to the garden. Decorated in neutral tones and with good quality carpet throughout, this is a warm property with ample space for a family to grow into. Further benefits include gas central heating, double glazing and close to local amenities. Available immediately on an unfurnished basis.

£1,150 PCM



2



1



1



ENTRANCE

Double glazed door leading to carpeted hallway.....

HALLWAY

Runs length of the property and is fully carpeted.....

BEDROOM 1

Accessed from the hallway and is fully carpeted with large double glazed windows. Built-in wardrobes occupy length of one wall.

BEDROOM 2

Accessed from the hallway with double glazed window and single built-in wardrobe and full-width built-in chest of drawers

BATHROOM

Bath with shower and hand basin. Double-glazed frosted window

WC

Separate WC

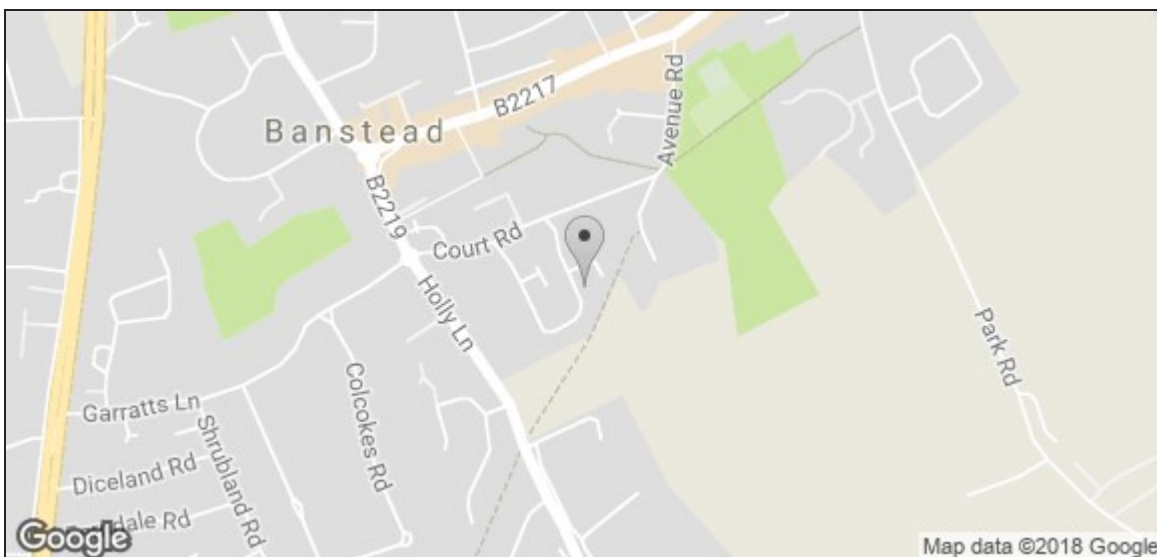
LOUNGE

Very spacious lounge with electric fireplace feature. Fully carpeted with double glazed patio doors leading directly onto the garden

KITCHEN

Fully equipped kitchen with fridge, freezer, mid-height double oven, gas hob and washing machine. Double glazed window overlooking landscaped grounds





Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	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			
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		66	66
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			