

## Castleton Close Banstead, Surrey SM7 2JN

An opportunity to acquire a TWO DOUBLE BEDROOM, GROUND FLOOR MAISONETTE located within walking distance of Banstead Village High Street and Banstead mainline rail station. The property benefits from a bright spacious lounge/dining room, a re-fitted bathroom, garage and PRIVATE REAR GARDEN. VENDORS SUITED. SOLE AGENTS

Offers In Excess Of £400,000 - Share of Freehold



## ENCLOSED PORCH

Door with obscured double glazed window. Large storage cupboard providing ample storage.

## FRONT DOOR

Double glazed front door, giving access through to the:

## ENTRANCE HALL

Coving. Downlights. Additional storage cupboard. Cupboard housing meters and fuse board.

## 'L' SHAPED LOUNGE/DINING ROOM

5.409 x 5.247 maximum (17'8" x 17'2" maximum)

Double opening, double glazed french doors leading to the garden with double glazed windows either side plus a large double glazed window to the rear, all enjoying a pleasant outlook view over the rear garden.. Downlighters. Coving. Feature fireplace with marble hearth and surround with inset electric fire.

## KITCHEN

3.280 x 2.098 (10'9" x 6'10")

A comprehensive range of high level cupboards, one of which houses the boiler. Roll edge work surface incorporating a one and a half bowl sink drainer. Integrated appliances of dishwasher, fridge and freezer. Built in AEG electric oven with four ring gas hob and extractor above and splashback. Space for washing machine available by separate negotiation. Radiator. Double glazed windows to the side and rear enjoys a pleasant view of the rear garden.

## BEDROOM ONE

4.814 x 3.342 (15'9" x 10'11")

Double glazed window to the front. Radiator. Alcove with good potential for fitted wardrobes. Coving. Wardrobes available under separate negotiation.

## BEDROOM TWO

3.161 x 2.860 (10'4" x 9'4")

Double glazed window to the front. Coving. Radiator.

## RE-FITTED BATHROOM

Tiled panel bath with overhead rain shower. Vanity unit with storage below incorporating wash hand basin. Low level WC with concealed cistern. Heated towel rails. Tiled walls. Tiled flooring. Double glazed window to the side with fitted blinds. Extractor fan. Downlighters.

## OUTSIDE

### FRONT

There is a pathway leading to the front door with a security light

### REAR GARDEN

Astro turf with steps up to a tiered garden to a fully enclosed private rear garden. Gate giving access to the front of the property. Security lighting

### GARAGE

Located in nearby block.

## LEASE

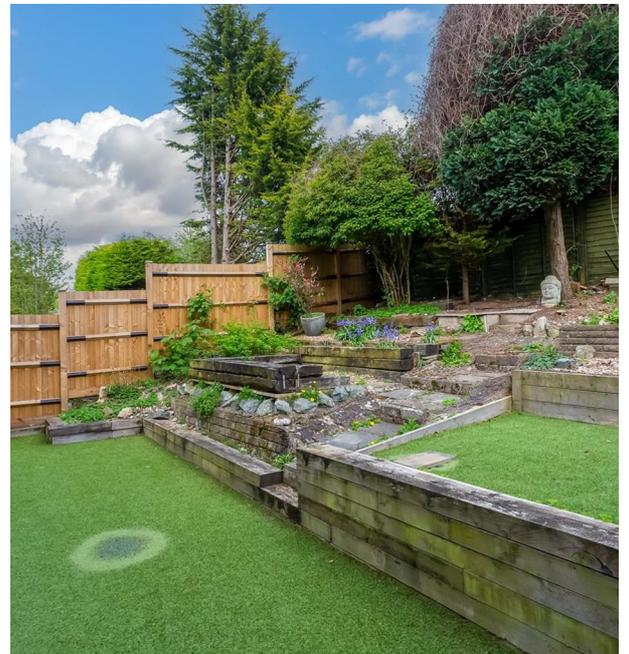
960 years approximately remaining.

## SERVICE CHARGE

£350 per annum which includes Buildings Insurance.

## COUNCIL TAX

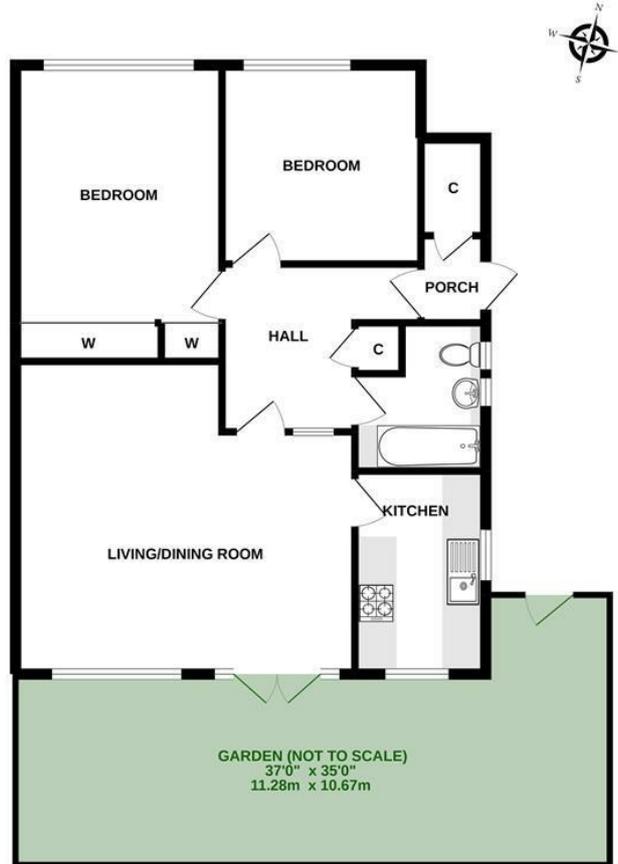
Reigate & Banstead Borough Council - BAND D £2,339.35  
2024/25



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

**WILLIAMS  
HARLOW**

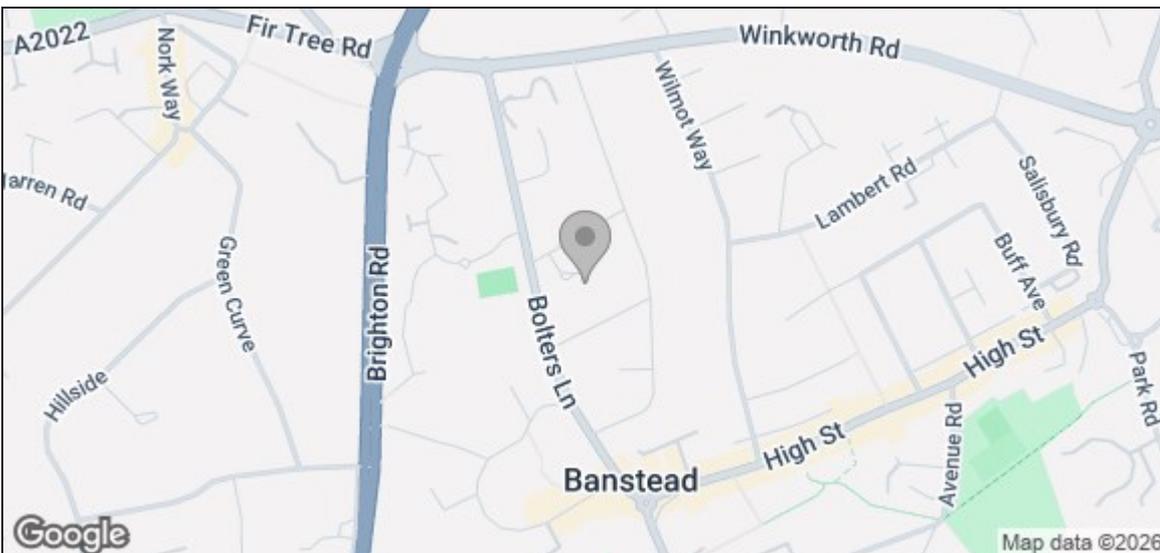
GROUND FLOOR



**TOTAL APPROXIMATE FLOOR AREA 770 SQ.FT. (71.6 SQ.M.)**

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Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.



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			
England & Wales		69	77
EU Directive 2002/91/EC			