



Court Road, Banstead, Surrey  
£365,000 - Leasehold - Share of Freehold



**WILLIAMS  
HARLOW**











Highly desirable Court Road in Banstead offers this contemporary first floor maisonette with a perfect blend of modern living and convenience. The property boasts a cool, contemporary interior, cool tones that is both stylish and functional, making it an ideal home for those who appreciate modern design. Its wide appeal for the aspiring first time buyer or those seeking to downsize

One of the standout features of this residence is its flat level walk to the bustling High Street, where you will find a variety of shops, cafes, and amenities to cater to your daily needs. This prime location ensures that you are never far from the vibrant community life that Banstead has to offer.

Additionally, the property comes with a share of the freehold, providing you with greater control and security over your living space. The communal gardens are a lovely feature, offering a serene outdoor area for relaxation and socialising with neighbours. Furthermore, the availability of communal parking and a garage adds to the convenience of this home, making it easy for you and your guests to find parking.

In summary, this house on Court Road presents an excellent opportunity for those seeking a modern lifestyle in a sought-after location. With its stylish interior, proximity to the High Street, and communal amenities, it is a property that truly deserves your attention and is ready to view now.

## THE PROPERTY

An alluring frontage the property provides an impressive kerb appeal, admired by many a passer-by. The front door leads into an entrance hall taking you via stairs to a good size entrance hall and in turn the spacious reception room and kitchen beyond. The kitchen is bright, airy and super modern a must for any busy home. All bedrooms are located off the hallway and are a good size plus the main family bathroom which has also been stylishly fitted. A very classy maisonette which will please the buyers for years to come and offers significant opportunities for both the first time buyer and also those seeking to downsize

## OUTDOOR SPACE

Attractive communal gardens to the rear and multiple resident spaces parking plus a single garage to the rear a rarity in this property type. The immediate rear of the property is ideal for outdoor dining and relaxation.

## THE LOCAL AREA

The property is within walking distance of Banstead Village which offers an array of local shops, restaurants, cafes and all local amenities. There are excellent connections to the A217 road network which connects to the M25, M23 and A3, as well excellent local schools both at primary and

secondary level. The area is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought with miles of open countryside.

## WHY YOU SHOULD VIEW

Appealing to all buyers this classic neo-Georgian style is in a wonderful quiet part of Banstead Village and more than holds its own. It is a short walk to shops, restaurants and local amenities that Banstead Village affords alongside good local schools, both in the state and private sector. The property is in superb condition throughout and is considered by us to be a “turn key” opportunity and will suit those with modern taste. A must-see property which is ready to view now.

## VENDOR THOUGHTS

This property was purchased by us some years ago and holds a huge number of happy memories, full of fun, laughter and celebrations over the years and has acted as a hub for our extended family and friends. We have enjoyed improving the property to what we hope others will appreciate our huge attention to detail. We sincerely hope that the new owners enjoy the property as much as we have for many years to come.

## FEATURES

Entrance hallways to ground and first floor - Lounge - Kitchen - Garage - Communal parking - southerly aspect communal rear garden - two bedrooms - Family bathroom - Share of Freehold

## WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## LOCAL SCHOOLS

Banstead Preparatory School – Aged 2-11  
St Annes Catholic Primary School – Ages 4-11  
Banstead Infant School – Ages 4-7  
Banstead Community Junior School – Ages 7-11  
The Beacon School Secondary School – Ages 11-16  
Aberdour School – Ages 2-11

## LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton  
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station  
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley,

Gatwick Airport (South)

420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour

Sutton – London Victoria 33 minutes

Sutton to London Bridge 39 minutes

Tattenham Corner Station – London Bridge, 1 hour 9 min

## COUNCIL TAX AND EPC

Reigate & Banstead BAND C - £2,176.70 per year

EPC D



Banstead Office

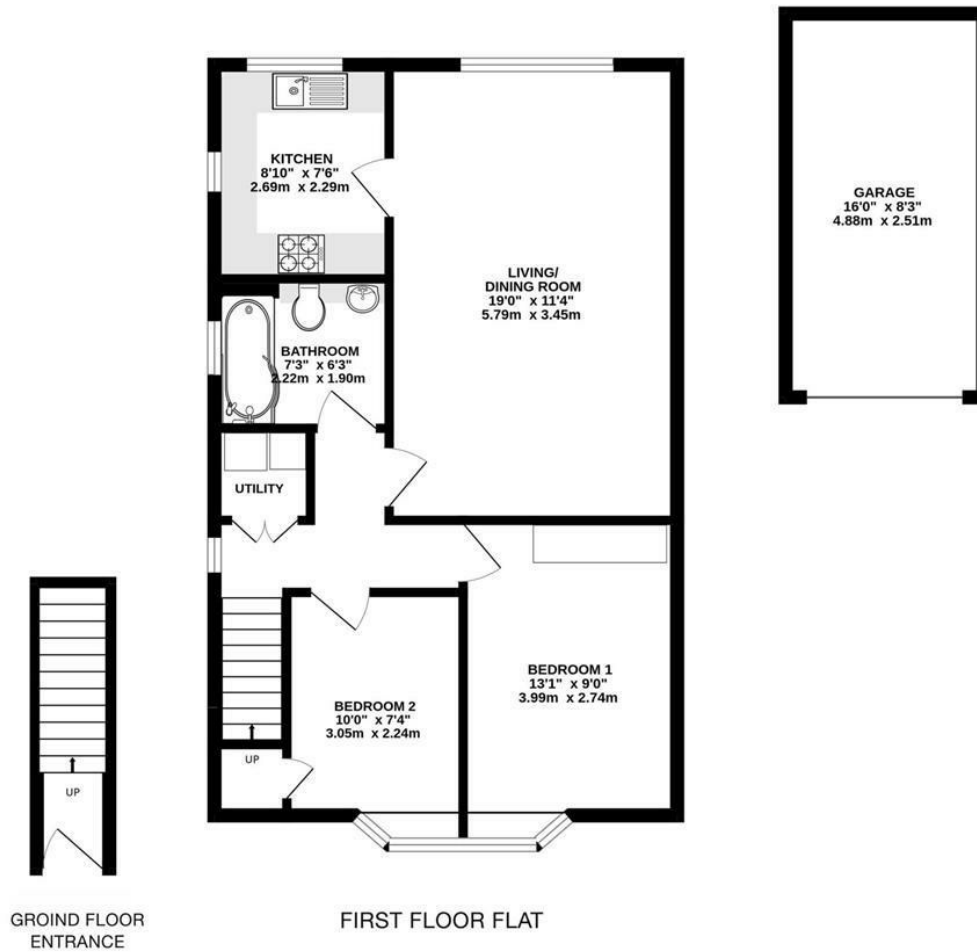
Call: 01737 370022

31 High Street, Banstead, Surrey,  
SM7 2NH

banstead@williamsharlow.co.uk

www.williamsharlow.co.uk

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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		
	68	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**Court Road, Banstead**  
INTERNAL FLOOR AREA (APPROX.) 660 sq ft/ 61.32sq m  
Excluding Garage

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.

