

Courtlands Crescent, Banstead,

£425,000 - Share of Freehold

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WILLIAMS HARLOW














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This beautifully refurbished two bedroom upper maisonette offers a delightful blend of modern living and convenience. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The heart of the home is undoubtedly the stunning kitchen, which has been finished to an excellent standard, ensuring that cooking and dining experiences are both enjoyable and efficient. The bathroom has also been tastefully updated, providing a contemporary space for your daily routines.

One of the standout features of this property is the private rear garden, offering a tranquil outdoor space for gardening, relaxation, or al fresco dining. Additionally, the maisonette benefits from allocated parking and a garage, providing ample storage and convenience for your vehicles.

With double glazing and gas central heating throughout, you can enjoy a warm and comfortable environment all year round. The property is offered with no onward chain, making it an attractive option for those looking to move in without delay.

Situated within flat walking distance to Banstead Village High Street, you will find a variety of shops, cafes, and amenities right on your doorstep. This location combines the best of suburban living with easy access to local conveniences, making it a perfect choice for your next home. Don't miss the opportunity to view this exceptional property.

THE PROPERTY

Located in the ever popular Courtlands Crescent favoured by the active retired, this first floor maisonette was purpose built in the late 1950s. The property has been tastefully renovated and restored by the present owners to afford an excellent standard of kitchen with fitted oven, hob and extractor and integral fridge and freezer. There is also a re-fitted shower room and re-fitted separate WC. The overall accommodation flows well with two good sized bedrooms and a neutral standard of decor throughout. Internally the property also offers a private rear balcony and an additional large recess from the master bedroom which could convert to either a large dressing or possibly an en-suite (consent maybe required).

OUTSIDE AREA

The outside space will certainly won't disappoint as it is designed for ease of maintenance with a large patio and an area of lawn flanked by mature flower and shrub borders. There is also a wooden garden shed and the all important allocated parking space for one vehicle in front of a re-roofed garage with power and a connecting door to the rear.

THE LOCAL AREA

The property is within an short easy flat level walk of Banstead Village which offers an array of local shops, restaurants, cafes and all local amenities including local transport. 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. There is also easy access to miles of open countryside. The area is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought and a community where you feel fully invested.

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

SERVICE CHARGES

Approximately £475.00 per annum including Buildings Insurance.

KEY FEATURES

Refurbished throughout.
Short level walk to Banstead Village High Street.
Private balcony.
Private garden.
Parking and garage.

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.

COUNCIL TAX

Reigate & Banstead BAND D £2,555.86 2026/27

ENHANCEMENT & STAGING DISCLAIMER

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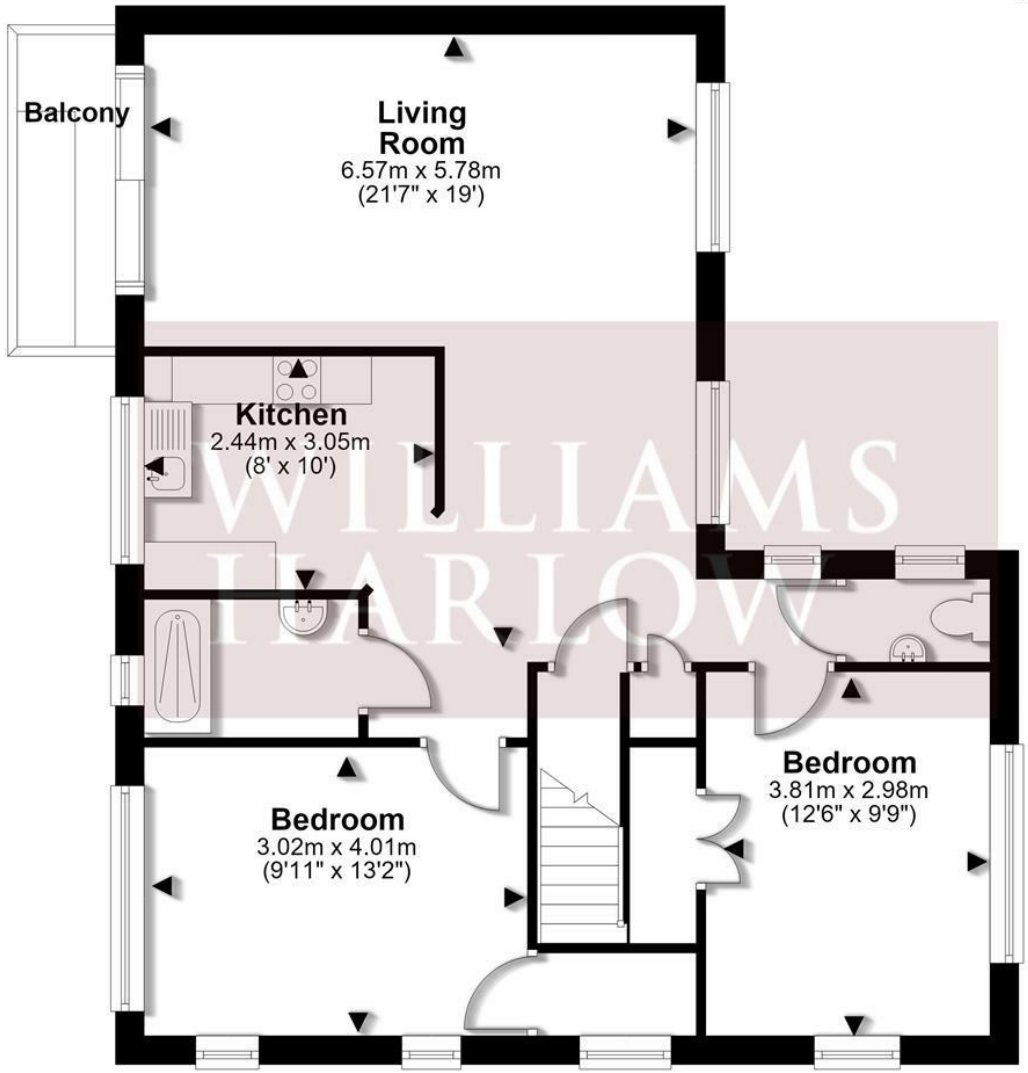
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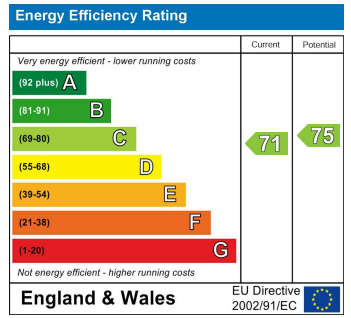
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Top Floor

Approx. 75.2 sq. metres (809.9 sq. feet)
(excluding Balcony)





Total area: approx. 75.2 sq. metres (809.9 sq. feet)