



Cheyne Court, Banstead, Surrey  
Offers Over £345,000 - Leasehold - Share of Freehold

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**WILLIAMS  
HARLOW**











Welcome to this charming duplex maisonette located in the desirable Cheyne Court on Park Road, Banstead. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a tranquil lifestyle with the amenities of Banstead Village just a stone's throw away.

Upon entering, you will be greeted by the spacious duplex layout that features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The two well-proportioned bedrooms on the upper floor provide ample space for relaxation, while the modern bathroom ensures your daily routines are both comfortable and efficient.

The property benefits from gas central heating and triple glazing, ensuring warmth and energy efficiency throughout the year. There is a garage located in a nearby block, providing extra storage or secure parking options.

One of the standout features of this maisonette is its central location, offering easy access to the vibrant local community and the stunning open countryside that surrounds Banstead. Whether you enjoy leisurely walks or exploring the picturesque landscapes, this area has much to offer.

With no onward chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to experience the charm and convenience of this lovely maisonette in Banstead. Arrange a viewing today and discover your new home.

## THE PROPERTY

This well known handsome parade was originally constructed in the 1950's and is in a super convenient location for access to Banstead Village High Street. The property offers 'house like' accommodation which is arranged over two floors. The property benefits from having its own front door access to a private entrance hall. To the rear there is a garage in nearby block. The property also benefits from a working open fire in the lounge, fully boarded loft with ladder, connected to full Fibre broadband, gas central heating (new combi boiler installed approx. 2-3 years ago) and triple glazing.

## THE LOCAL AREA

Banstead Village is literally on your doorstep and offers a thriving High Street with plentiful independent shops, coffee shops, restaurants, supermarkets including Waitrose and Marks & Spencer's Foodhall. The excellent local schools and the array of vast open green belt spaces and countryside adds to its charm. There is good public transport and also excellent connections to the A217 road network which connects to the M25, M23 and A3. The area is relaxed and a lovely neighbourhood with a thriving community where people feel fully invested.

## VENDOR THOUGHTS

I have owned this property for over 30 years and over the last 2-3 years I have been renting the property which has been a great rental investment. As I have now moved to Sussex permanently it is now time for me to sell.

## LOCAL SCHOOLS

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  
Banstead Preparatory School – Aged 2-11  
Aberdour School – Ages 2-11

## WHY YOU SHOULD VIEW

We are incredibly honoured to represent this maisonette, it comes with everything good about a duplex maisonette within Banstead Village. The property has a multitude of possible interests from the market, the inspiring first time buyers, the retired downsizer or the investor Landlord.

## 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

## 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.

## LEASE

Share of Freehold

## MAINTENANCE CHARGES

Approximately £800 per annum including the Buildings Insurance.

## COUNCIL TAX

Reigate & Banstead BAND C £2,176.70 2025/26



Banstead Office

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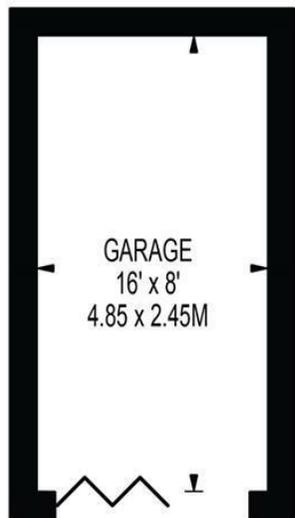
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

## CHEYNE COURT

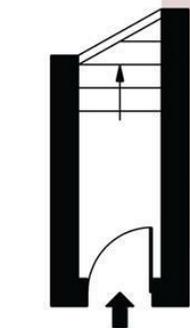
APPROXIMATE GROSS INTERNAL FLOOR AREA: 782 SQ FT - 72.67 SQ M

(EXCLUDING GARAGE)

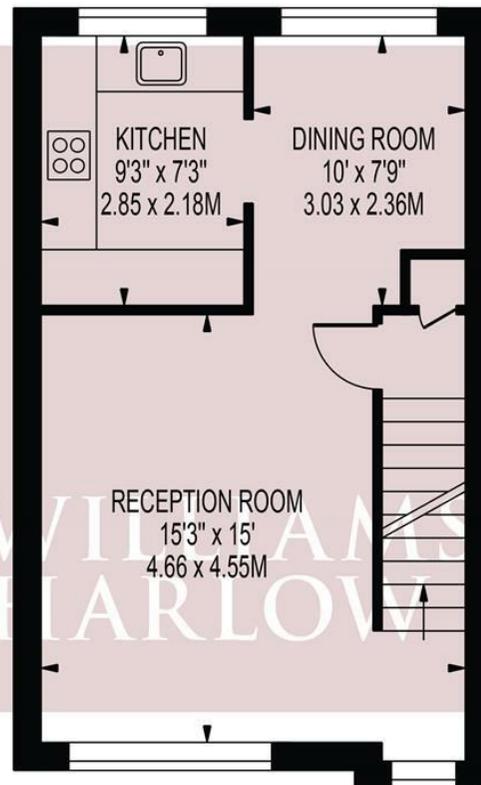
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 128 SQ FT - 11.88 SQ M



GROUND FLOOR

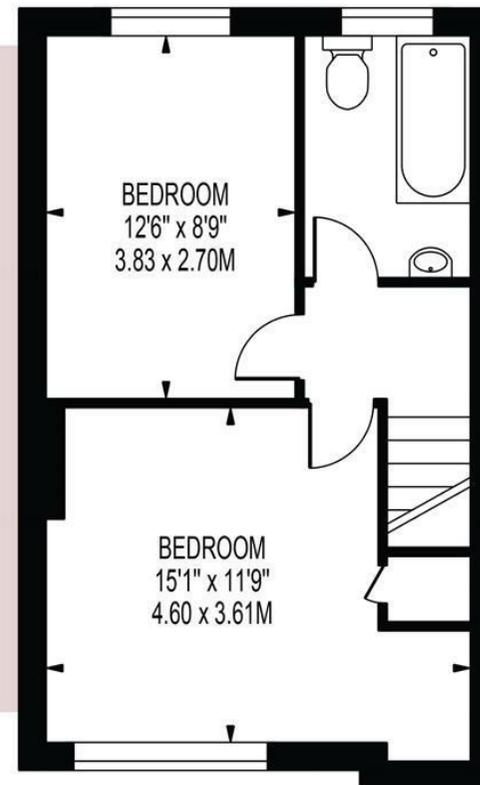


GROUND FLOOR  
ENTRANCE



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY



SECOND FLOOR

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		57	68
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR 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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