

Courtlands Crescent Banstead, Surrey SM7 2PL

A two bedroom ground floor maisonette that requires modernisation with two generously sized double bedrooms, this property is perfect for couples or small families. The maisonette boasts a deceptively spacious layout and the living areas are bright and inviting. One of the standout features of this property is the private garden, a perfect oasis for enjoying the outdoors. The property also comes with a garage. All is situated within a flat level walk of Banstead village, residents will appreciate the easy access to a variety of local amenities, including shops, cafes, and parks. Don't miss the chance to make this lovely property your new home.

Asking Price £430,000 - Leasehold - Share of Freehold



FRONT DOOR

Replacement front door which give access to through to the:

ENTRANCE HALLWAY

'L' shaped entrance hall. Radiator. Glazed door with full height obscured windows to the lounge/dining room. 2 x built in storage cupboards, one for hanging and the other houses the meters and consumer unit.

DOWNSTAIRS WC

WC. Wash hand basin. Obscured window to the side. Radiator.

LOUNGE/DINING AREA

3 windows. 2 to the front and sliding patio doors giving access to the rear garden. Wall lights. Fireplace feature with inset gas flame effect fire.

KITCHEN

A range of wall and base units with roll edge work surfaces incorporating a sink drainer. Fitted oven and grill. Surface mounted four ring gas hob with extractor above. Integral washing machine. Space for dishwasher. Large cupboard housing the gas central heating boiler. Radiator. Part tiled walls. Part glazed door and window providing access to the rear.

BEDROOM ONE

Located in the rear. Rear aspect window. Radiator. Built in wardrobe.

BEDROOM TWO

Window to the front. Radiator. Built in wardrobe.

SHOWER ROOM

Enclosed shower cubicle. Obscured glazed window to the rear. Heated towel rail with radiator combination. Wash hand basin with cupboard below. Wall mounted electric heater.

OUTSIDE

The property has a courtyard rear garden which is principally paved for ease of maintenance. There is access from the rear cul-de-sac in Courtlands Crescent as well as to the side.

GARAGE

With up and over door to the front. Power and lighting. Connecting door and window to the rear.

LEASE

105 years remaining

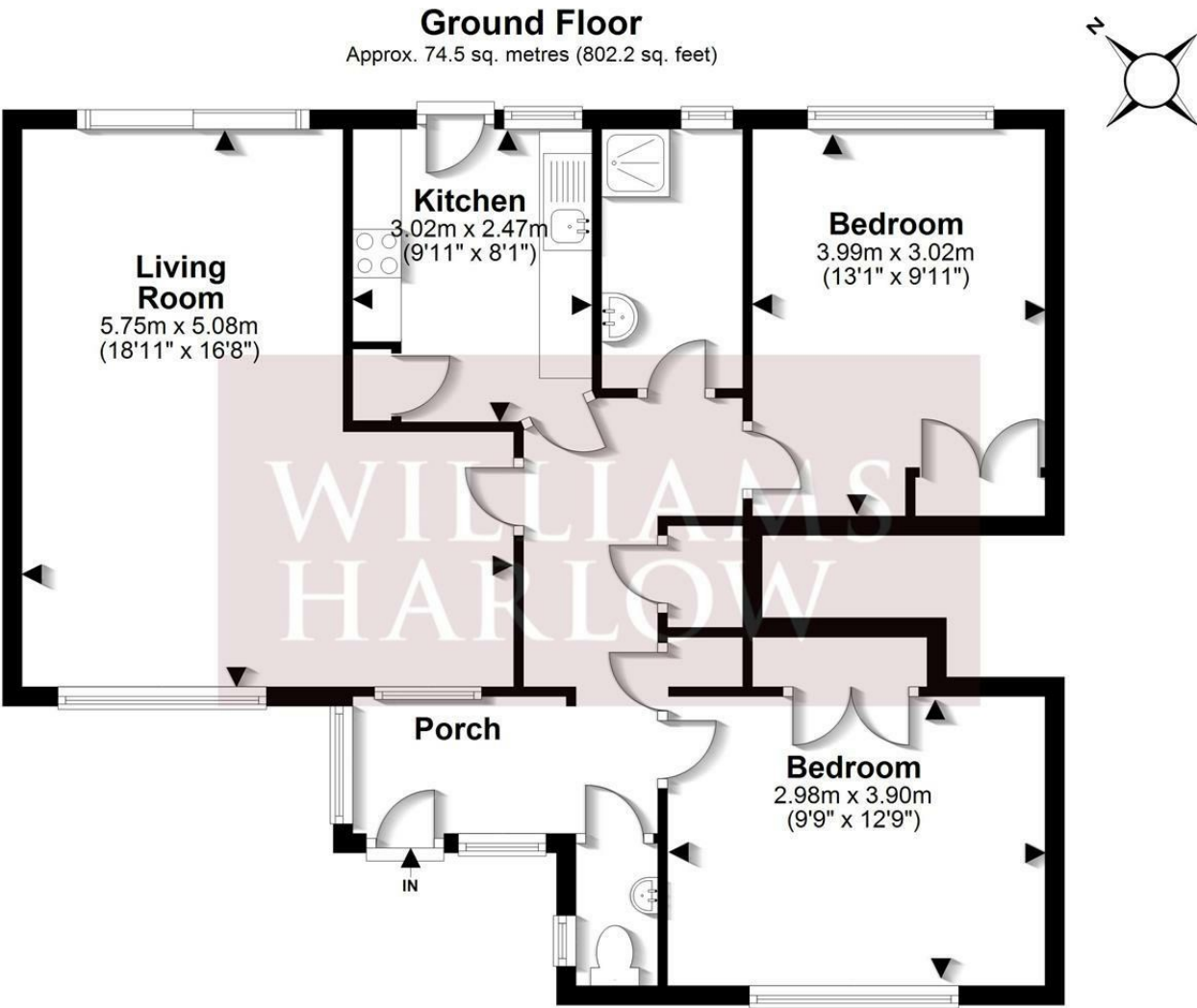
COUNCIL TAX

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

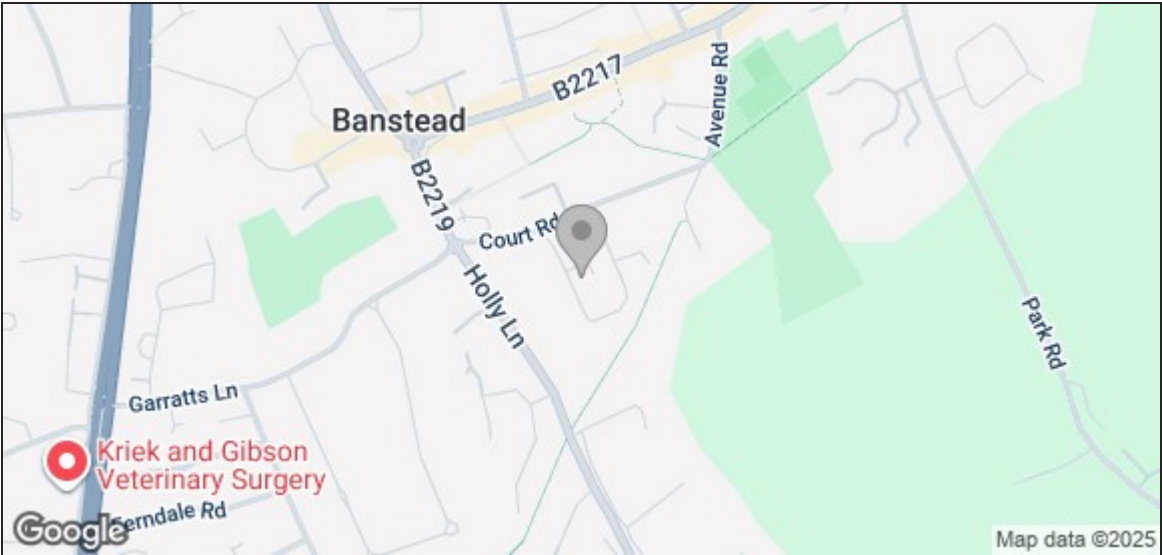


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WILLIAMS
HARLOW



Total area: approx. 74.5 sq. metres (802.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	