



Courtlands Crescent, Banstead,
Asking Price £425,000 - Share of Freehold

2 1 1

**WILLIAMS
HARLOW**











Located in Banstead Village and offered to the market chain free this delightful first-floor maisonette on Courtlands Crescent offers a perfect blend of comfort and convenience. The property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home office space.

As you enter, you are welcomed into an inviting L-shaped sitting and dining room, which provides a lovely area for relaxation or entertaining guests. This room also boasts access to a private balcony, perfect for enjoying your morning coffee or unwinding in the evening.

The fitted kitchen is well-equipped, providing ample storage and workspace. The shower room is conveniently located, ensuring ease of access for all residents.

This maisonette is situated in a peaceful village location, offering a sense of community while still being within easy reach of local amenities and transport links. Whether you are looking to enjoy the tranquillity of village life or seeking a property with good access to nearby towns, this home presents an excellent opportunity.

With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely maisonette your new home.

THE PROPERTY

The property is a purpose built two double bedroom first floor maisonette, there is a large L-shaped lounge / diner, fitted kitchen, shower room and separate W.C. The property has two generously sized double bedrooms and has good storage throughout including loft access.

OUTSIDE AREA

The property has a balcony, private garden which is mainly paved and a detached garage.

KEY FEATURES

- Chain free
- Walking distance to Banstead Village
- Quiet location
- Garden
- Garage

LOCAL AREA

Banstead Village is within short walking distance and offers a thriving High Street with plentiful independent shops, coffee shops, restaurants, supermarkets including Waitrose and Marks & Spencer's Foodhall plus excellent local schools. Banstead Downs and Banstead train station are also both an easy short walk away as is the bus stop making commuting a breeze. 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

- St Anne's 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

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

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

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



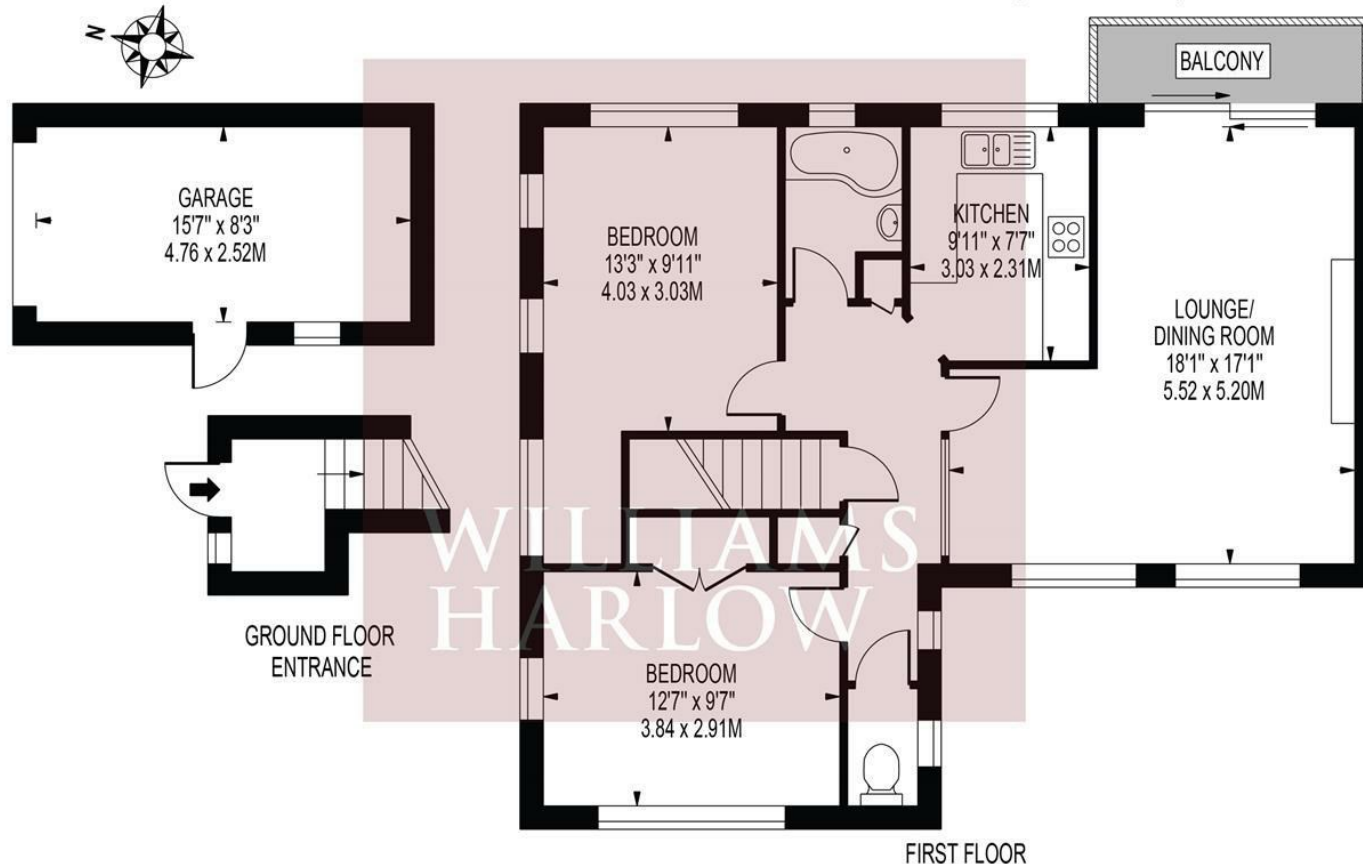
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

COURTLANDS CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 821 SQ FT - 76.29 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 129 SQ FT - 12.00 SQ M



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FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

