



Courtlands Crescent, Surrey,  
£475,000 - Share of Freehold

**WILLIAMS  
HARLOW**



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This delightful ground floor maisonette in Banstead offers a perfect blend of comfort and convenience. Boasting two spacious double bedrooms, this post-war apartment is ideal for those seeking a peaceful retreat while remaining close to local amenities.

The property features a generous lounge/dining room, providing a welcoming space for relaxation and entertaining. The well-appointed bathroom ensures practicality for everyday living. One of the standout features of this home is the private garden, a lovely outdoor space perfect for enjoying the fresh air or hosting gatherings with friends and family.

Situated in a quiet cul-de-sac, the location offers a serene environment while being just a flat, level walk away from the vibrant Banstead Village. Here, you will find a variety of shops, cafes, and essential services, making it an ideal spot for both young professionals and families alike.

For those with vehicles, the property includes a garage, providing ample space for your needs. With no onward chain, this maisonette presents a seamless opportunity for a swift move.

In summary, this large ground floor maisonette with a private garden in Banstead is a rare find, combining spacious living, a private garden, and a prime location. It is perfect for anyone looking to enjoy a tranquil lifestyle while being close to the heart of the village and is ready to view now.

## THE PROPERTY

In this ever popular Courtlands Crescent development this ground floor superb maisonette offers everything towards either the professional couple or the retired downsizer. A wonderful westerly aspect private rear garden awaits you with also the benefit of off street parking and garage. The property has large reception room, kitchen, two double bedrooms, shower room and separate WC. The flexibility and practicability of the layout offers an extra dimension to a multitude of lifestyles.

## OUTDOOR SPACE

The property has a beautiful rear secluded garden with direct access from the reception room. It is manageable in size with a patio, an area of lawn and a good degree of privacy. There is access both to the driveway and garage from this area.

## 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

We are incredibly honoured to represent this maisonette as it encompasses everything good about Courtlands Crescent and Banstead Village in itself. It has not been to the market for some 23 years. Our feeling is the next owner will settle quickly and enjoy many years here. You will be served well by excellent local shops, restaurants and transport and an all round lasting sense of security.

## 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

## 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.

## SERVICE CHARGES

£475.00 per annum approximately which is a payment towards the communal buildings insurance.

## COUNCIL TAX

Reigate & Banstead BAND D £2,448.79 2025/26



Banstead Office

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SM7 2NH

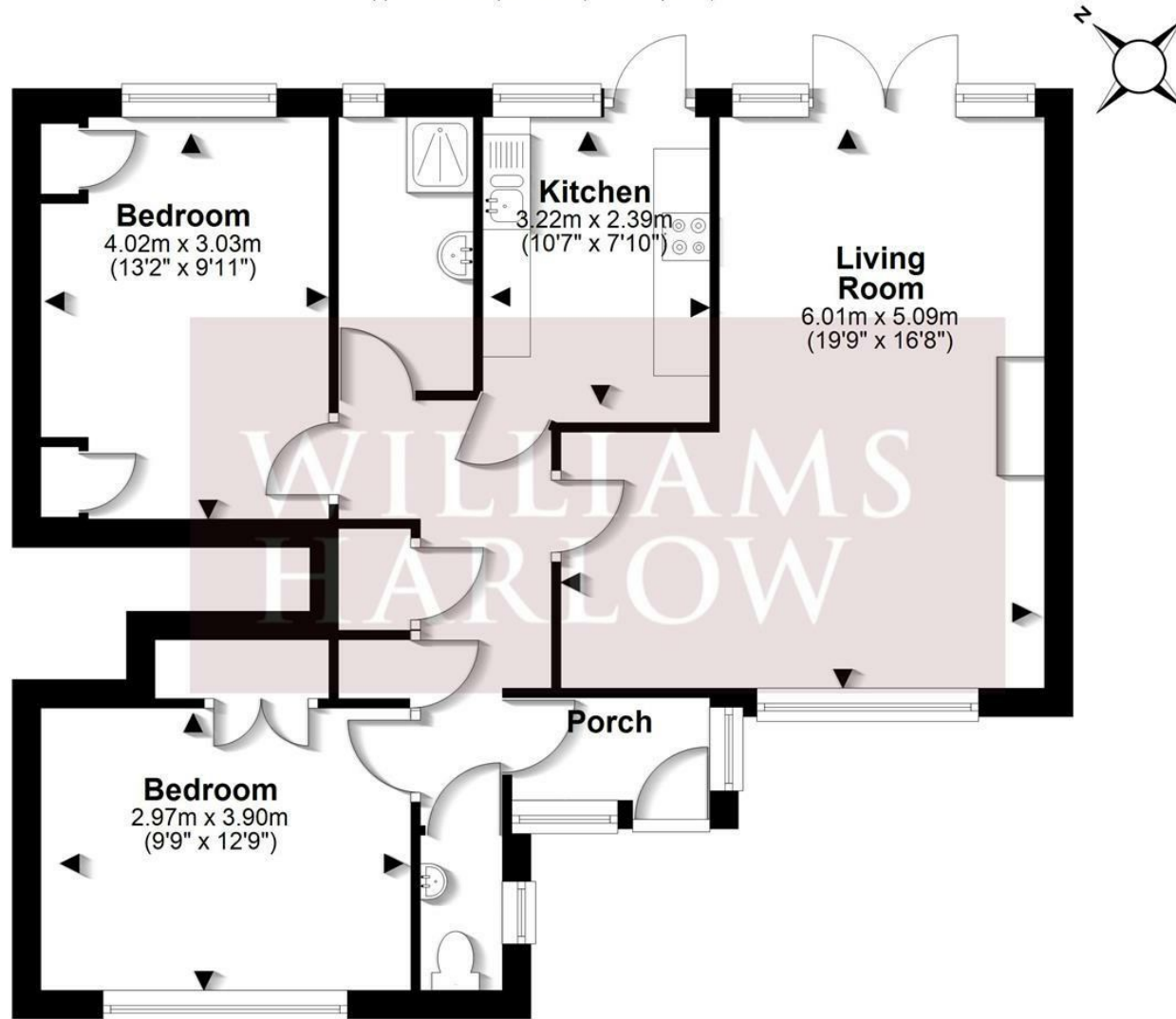
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## Ground Floor

Approx. 76.7 sq. metres (825.6 sq. feet)



Total area: approx. 76.7 sq. metres (825.6 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                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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