



Courtlands Crescent, Banstead,
Asking Price £400,000 - Share of Freehold



**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



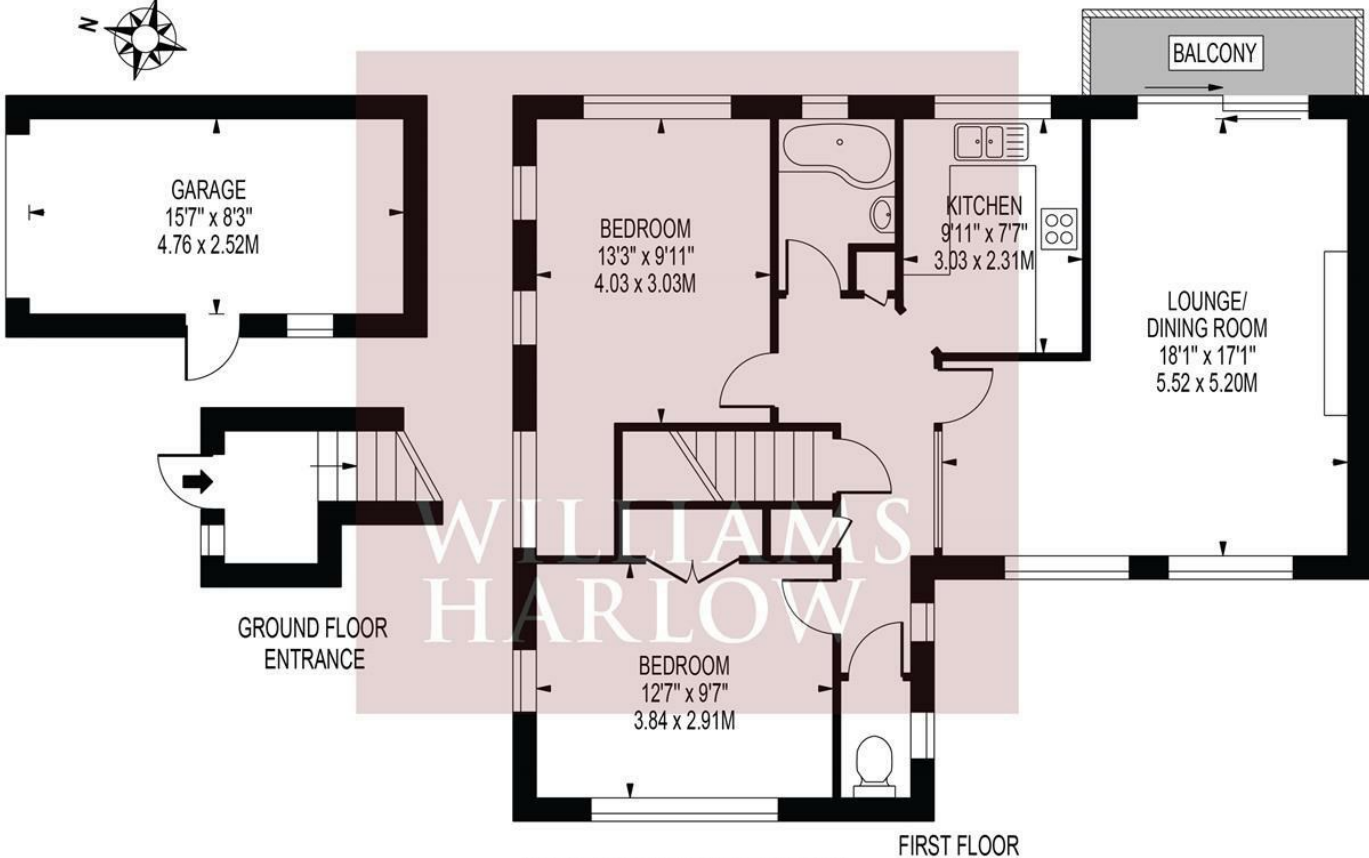
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COURTLANDS CRESCENT

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



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		
	72	77
England & Wales		
EU Directive 2002/91/EC		

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