



**COURTLANDS CRESCENT,** BANSTEAD, SURREY, SM7

**£495,000**

LEASEHOLD

**Winkworth**





## COURTLANDS CRESCENT

BANSTEAD, SURREY, SM7

**AN IMMACULATELY PRESENTED AND  
MODERNISED TWO BEDROOM FIRST  
FLOOR MAISONETTE WITH A LARGER  
THAN AVERAGE PRIVATE GARDEN,  
DRIVEWAY AND GARAGE.**

Situated in the peaceful location of Courtlands Crescent and being a level 300 yard walk to Banstead Village High Street with its great range of shops, including Waitrose and M&S Simply Food.

Banstead is an attractive, vibrant village with its centrally located church and cemetery, cricket field and numerous woodland and common-land walks, a library, Community Centres, a Health Centre and numerous cafes and restaurants. There are several community events that take place throughout the year.



## COURTLANDS CRESCENT

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This light filled first floor maisonette has been thoughtfully and skilfully modernised by the current owner, and is beautifully presented throughout. The property has been rewired, replumbed, re-plastered, has new doors, new tiles, new carpets and recently installed kitchen and shower room.

The property includes a spacious reception hall, double aspect lounge/dining room with sliding doors opening onto a balcony, luxury fitted kitchen with modern white matt finished units, and integrated appliances including a Bosch oven and hob, fridge freezer and dishwasher.

There are two spacious double bedrooms which have fitted or walk-in wardrobes. The well appointed modern shower room has recently been newly installed, as has the contemporary separate WC.

The property also benefits from underfloor heating in the living room, hall, shower room and WC. The remainder has gas central heating with a new Combi boiler and radiators. There is modern UPVC double glazing and all doors and handles have been replaced.

Outside. To the front of the property is a driveway with one parking space and an electric up and over garage; there is a small flower border leading to the front door. The large private 90ft garden is well stocked with plants and shrubs and has direct access to the garage.



## BANSTEAD OFFICE

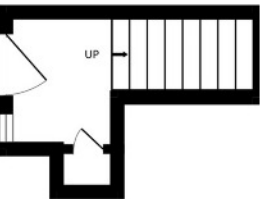
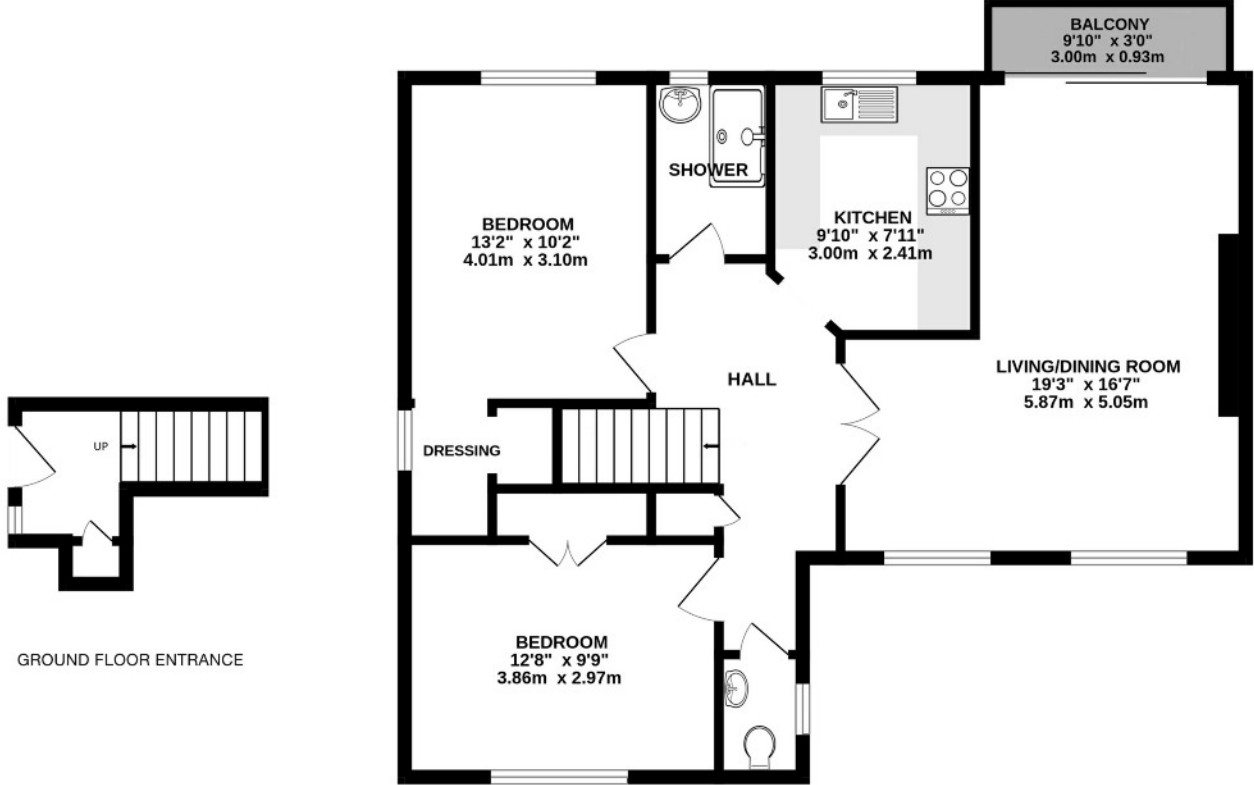
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### AT A GLANCE...

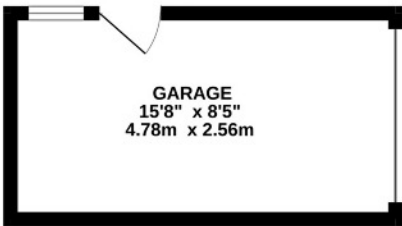
- Reception Hall
- Living/Dining Room - 19'3" x 16'7" (5.87m x 5.05m)
- Balcony - 9'10" x 3'0" (3.00m x 0.93m)
- Kitchen - 9'10" x 7'11" (3.00m x 2.41m)
  
- Bedroom 1 - 13'2" x 10'2" (4.01m x 3.10m)
- Walk-in Wardrobe
- Bedroom 2 - 12'8" x 9'9" (3.86m x 2.97m)
- Fitted Wardrobe
- Shower Room
- WC
  
- Garage - 15'8" x 8'5" (4.78m x 2.56m)
- Rear Garden - 90' (27.43m) approximately







GROUND FLOOR ENTRANCE



FIRST FLOOR GARDEN FLAT

### Courtlands Crescent, Banstead

INTERNAL FLOOR AREA (APPROX.) 862 sq ft/ 80.0 sq m  
 Excluding Garage

Garden extends to 90' (27.43m) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.



| Energy Efficiency Rating                                   |  | Current                 | Potential |
|------------------------------------------------------------|--|-------------------------|-----------|
| <small>Very energy efficient - lower running costs</small> |  |                         |           |
| (95+) A                                                    |  |                         |           |
| (81-91) B                                                  |  |                         |           |
| (69-80) C                                                  |  | 72                      | 76        |
| (55-68) D                                                  |  |                         |           |
| (39-54) E                                                  |  |                         |           |
| (21-38) F                                                  |  |                         |           |
| (1-20) G                                                   |  |                         |           |
| <small>Not energy efficient - higher running costs</small> |  |                         |           |
| England, Scotland & Wales                                  |  | EU Directive 2002/91/EC |           |



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## Banstead office

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