



COURTLANDS CRESCENT, BANSTEAD

£450,000

SHARE OF FREEHOLD

Winkworth





COURTLANDS CRESCENT

BANSTEAD, SURREY, SM7

**A WELL PRESENTED TWO BEDROOM
GROUND FLOOR MAISONETTE WITH A
PRIVATE GARDEN, SHARED 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 a Waitrose Supermarket.

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 BANSTEAD, SURREY, SM7

This delightful ground floor maisonette has been well maintained by the owner, and is beautifully presented throughout.

The property includes a spacious reception hall, double aspect lounge/dining room with sliding doors opening into the garden, a modern fitted kitchen with modern white matt finished units, ample worktop space and some integrated appliances.

There are two spacious double bedrooms which have fitted or built-in wardrobes, both served by the modern shower room and separate WC.

The property also benefits from gas central heating with a combination boiler and radiators. There is modern UPVC double glazing and all doors and handles have been replaced.

Outside, the property has an attractive frontage with a small lawn with flower bed borders leading to the front door, and a shared driveway providing access to the garage. The private 30ft garden is well stocked with plants and shrubs and has direct access to the garage.

All in all a superb property in a very sought-after convenient location.



BANSTEAD OFFICE

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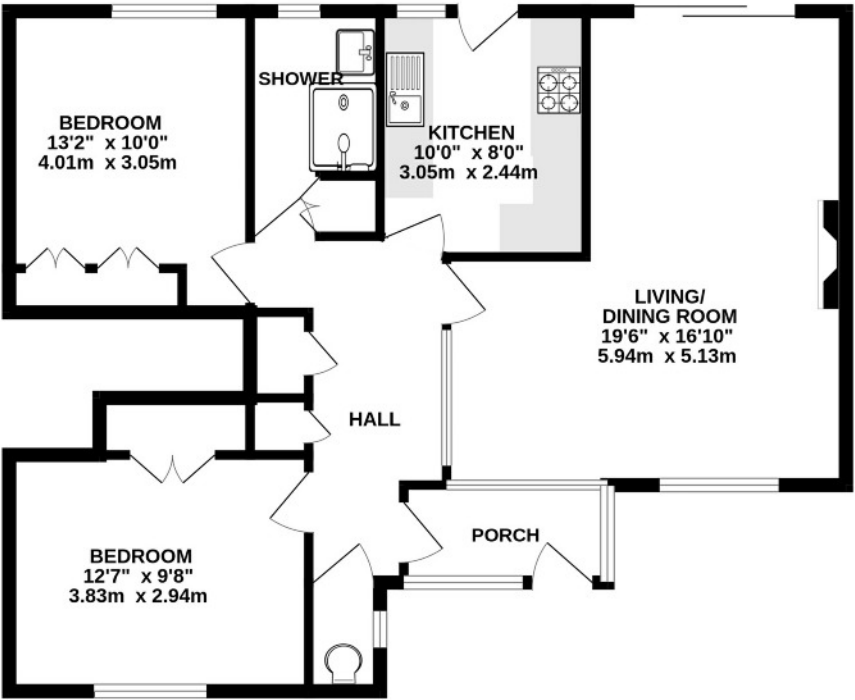
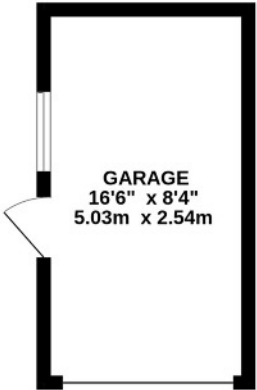
AT A GLANCE...

- Entrance Porch
- Reception Hall
- Living/Dining Room - 19'6" x 16'10" (5.94m x 5.13m)
- Kitchen - 10'0" x 8'0" (3.05m x 2.44m)
- Bedroom 1 - 13'2" x 10'0" (4.01m x 3.05m)
- Fitted Wardrobe
- Bedroom 2 - 12'7" x 9'8" (3.83m x 2.94m)
- Built-In Wardrobe
- Shower Room
- WC
- Garage - 16'6" x 8'4" (5.03m x 2.54m)
- Rear Garden - 30' (9.14m) approximately
- Council Band - D





Courtlands Crescent, Banstead
INTERNAL FLOOR AREA
(APPROX.) 815 sq ft/ 75.7 sq m
Excluding Garage
Garden extends to 30 ft/ 9.14 sq m.



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 © 2026.

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



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Winkworth

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