



**COURT ROAD,** BANSTEAD, SURREY, SM7

**£400,000**

FREEHOLD

**Winkworth**











## COURT ROAD BANSTEAD, SURREY, SM7

This delightful terraced cottage has a warm homely feel, with an attractive paved frontage.

Stepping into the property you enter the front living room, with its feature fireplace. This leads through into the kitchen/dining room at the rear. The kitchen has a range of contemporary units, ample worktop space and some integrated appliances. Bi-fold doors open into the garden.

The upstairs has a generous double bedroom, and a large bathroom.

The south facing rear garden is low maintenance given it is paved, with a useful purpose built brick outbuilding.

All in all a superb property in a very sought-after convenient location. Close to well regarded schools, both private and state run for all age groups, and the green open spaces of Lady Neville Recreation ground and Banstead Cricket Club.

The property does offer scope to extend subject to the usual planning consents.





## BANSTEAD OFFICE

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### AT A GLANCE...

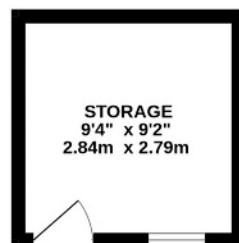
- Living Room - 19'3" x 16'7" (5.87m x 5.05m)
- Kitchen/Dining Room - 9'10" x 7'11" (3.00m x 2.41m)
- Bedroom 1 - 13'2" x 10'2" (4.01m x 3.10m)
- Bathroom
- Outbuilding - 15'8" x 8'5" (4.78m x 2.56m)
- Rear Garden - 40' (12.19m) approximately





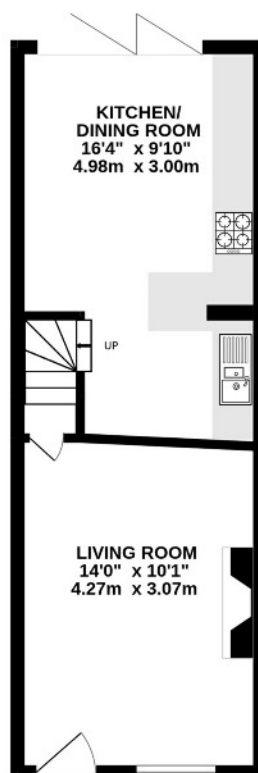




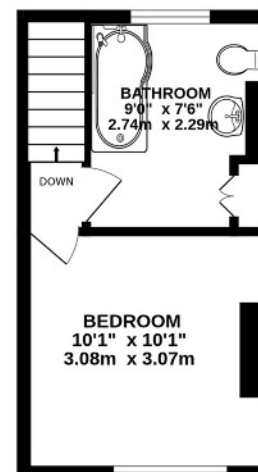


**Court Road,  
Banstead**  
INTERNAL FLOOR AREA  
(APPROX.) 582 sq ft/ 54.0 sq m  
Including Storage  
Garden extends to 40 ft/ 12.19 sq m.

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 © 2025.



GROUND FLOOR



FIRST FLOOR

**Winkworth**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		





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## Banstead office

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