



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

**£439,950**

SHARE OF FREEHOLD

**Winkworth**



## COURTLANDS CRESCENT

BANSTEAD, SURREY, SM7

**A BRIGHT AND SPACIOUS TWO BEDROOM GROUND FLOOR MAISONETTE WITH ITS OWN PRIVATE GARDEN, LOCATED CLOSE TO THE HIGH STREET.**

Situated within the ever popular Courtlands Crescent being a level 300 yard walk of Banstead Village High Street, with its comprehensive range of shops including a Waitrose Supermarket and M&S Simply Food.



## BANSTEAD OFFICE

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### AT A GLANCE...

- Entrance Porch
- Entrance Hall
- Cloakroom
- Living/Dining Room - 16'6" x 19'7" max (5.03m x 5.96m)
- Kitchen - 7'10" x 9'11" (2.38m x 3.02m)
- Bedroom 1 - 10'0" x 13'3" (3.06m x 4.04m)
- Bedroom 2 - 12'9" x 9'8" (3.88m x 2.94m)
- Shower Room
- Garden - 30' (9.14m)

### THE PROPERTY

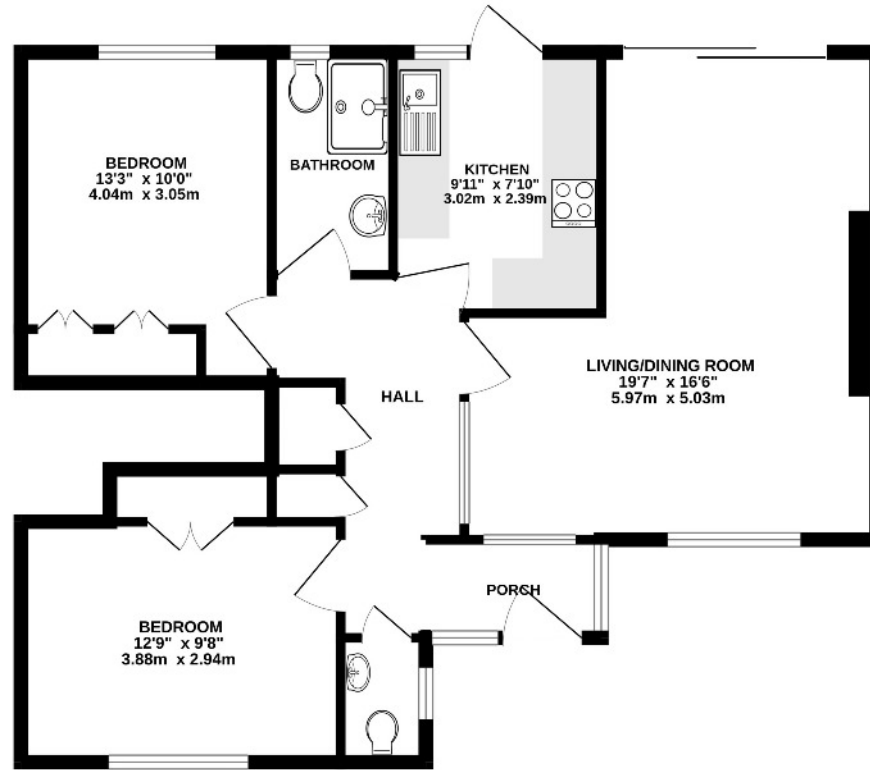
A ground floor maisonette offered For Sale with no onward chain.

The property comprises an entrance porch, entrance hall, cloakroom, living/dining room with direct access to the rear garden, kitchen, 2 double bedrooms, shower room/wc own private rear garden measuring 30ft in length.

The property also benefits from gas heating and double glazing.



**Courtlands Crescent, Banstead**  
 INTERNAL FLOOR AREA (APPROX.) 805 sq ft/ 74.8 sq m  
 Garden extends to 30' (9.14m) approx.



GROUND FLOOR GARDEN FLAT



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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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**Banstead office**

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