



**YEWLANDS CLOSE,** BANSTEAD, SURREY, SM7

**£375,000**

LEASEHOLD

**Winkworth**





## YEWLANDS CLOSE BANSTEAD, SURREY, SM7

**OFFERED WITH NO  
ONWARD CHAIN, THIS TWO  
BEDROOM FIRST FLOOR  
MAISONETTE IS SITUATED  
WITHIN EASY REACH OF  
BANSTEAD VILLAGE**

This nicely presented property benefits from its own garden, and is close to Banstead High Street with its variety of local and national retailers including Waitrose and M&S Simply Food, as well as restaurants and cafes.





## BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

### AT A GLANCE...

- Private Front Door
- Living/Dining Room - 16'7" x 16'5" (5.05m x 5.00m)
- Kitchen - 10'0" x 8'10" (3.05m x 2.69m)
- Bedroom 1 - 12'2" x 11'2" (3.71m x 3.40m)
- Bedroom 2 - 12'0" x 10'0" (3.66m x 3.06m)
- Bathroom - 8'0" x 7'1" (2.44m x 2.16m)
- Storage Room
- Garden
- Share of Freehold - Long Lease
- Council Tax Band - D

### THE PROPERTY

Nicely maintained by the current owner, the accommodation briefly comprises; private entrance door, with a useful internal storage room, and stairs up to the property, a front facing living/dining room, a fitted kitchen with a range of eye and low level units, ample work top space, and a larger cupboard.

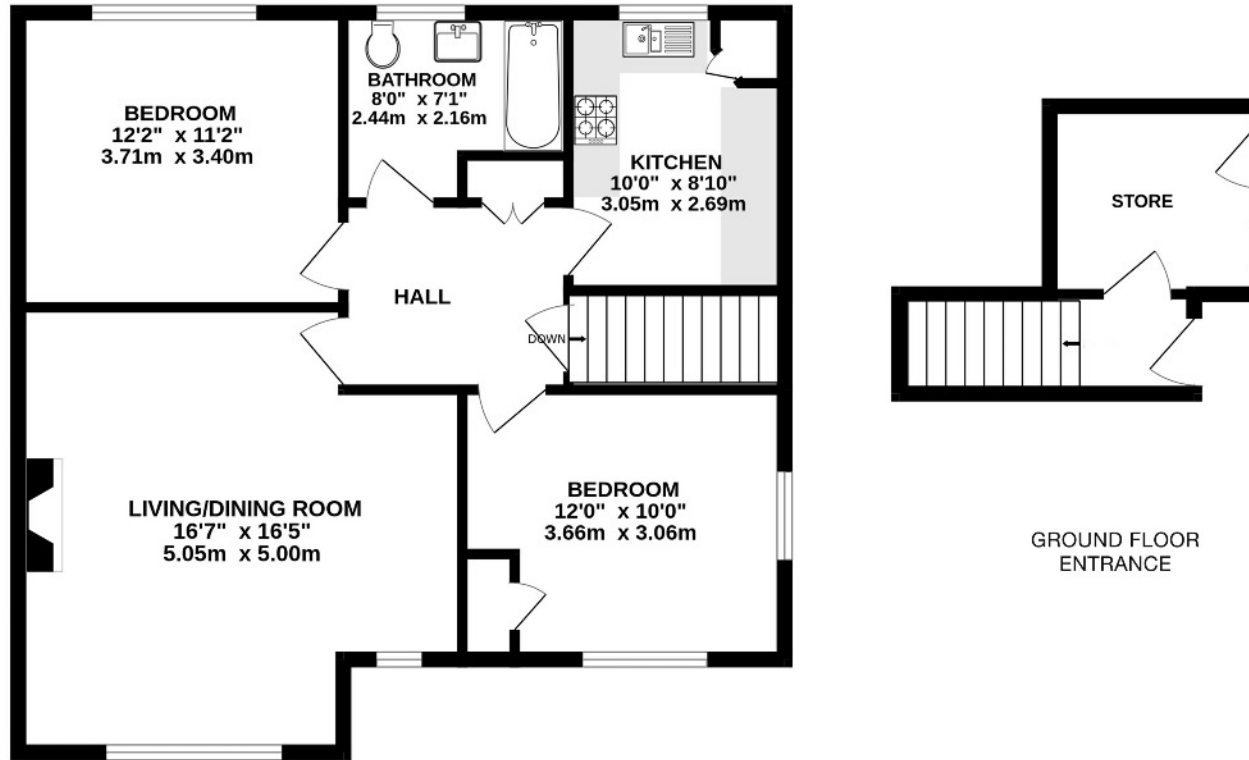
There are two double bedrooms with a built in wardrobe in the larger bedroom, and a family size bathroom.

Outside to the rear there is a secluded garden, with unrestricted parking to the front

The vendor is in the process of extending the current lease to 125 years, and the property also benefits from a relatively low service charge compared to other similar two bedroom properties in the immediate area.

It is very conveniently located for shops and amenities being just a short level walk from Banstead High Street, as well as the green open spaces of Lady Neville Recreation Ground and Banstead Cricket Club.





FIRST FLOOR MAISONETTE

**Yewlands Close, Banstead**  
 INTERNAL FLOOR AREA (APPROX.) 825 sq ft/ 76.6 sq m  
 Garden extends to 50ft/ 15.24 sq m.

**Winkworth**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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	

Under the Consumer Protection Regulations 2008, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Banstead office

100 High Street, Banstead, SM7 2NN  
 01737 362 362 | banstead@winkworth.co.uk

[winkworth.co.uk/banstead](http://winkworth.co.uk/banstead)

**Winkworth**

See things differently.