



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

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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 larder cupboard.

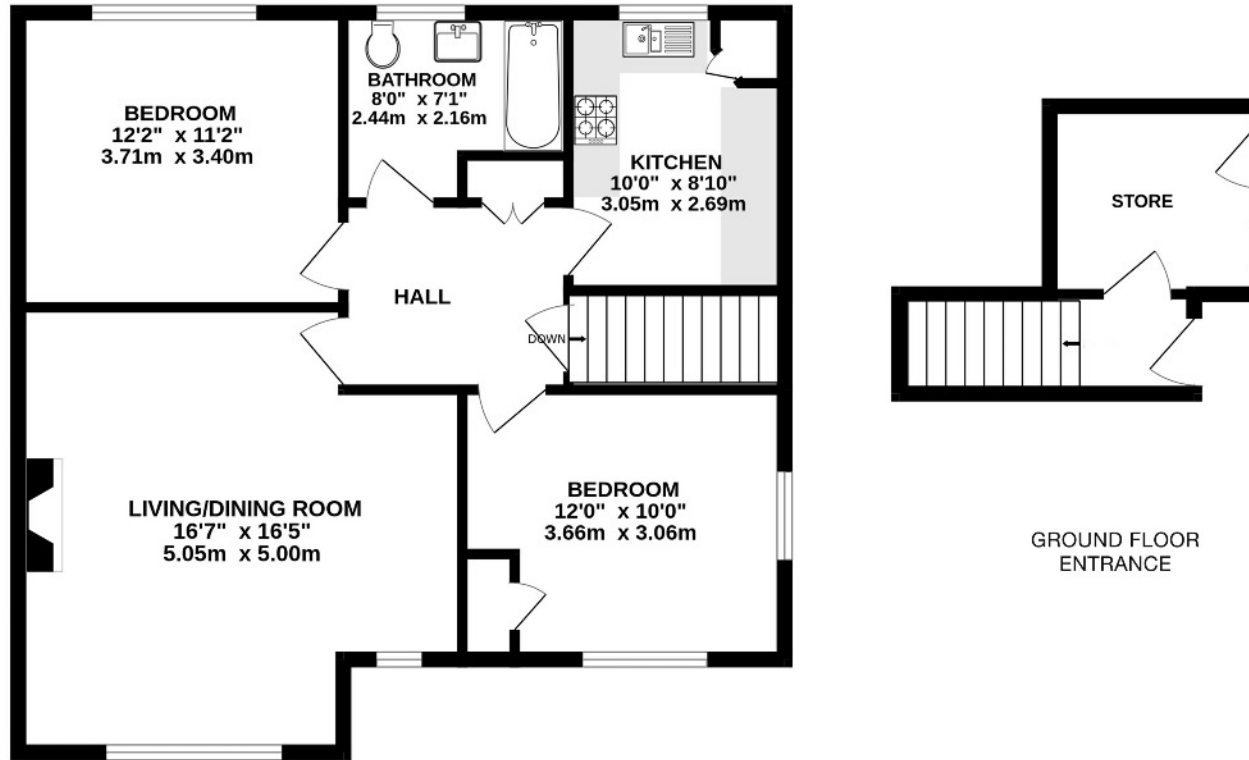
There are two double bedrooms with a built in wardrobe in the larger bedroom, and a family size bathroom.

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





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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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