



Court Road, Banstead,  
£389,950 - Share of Freehold



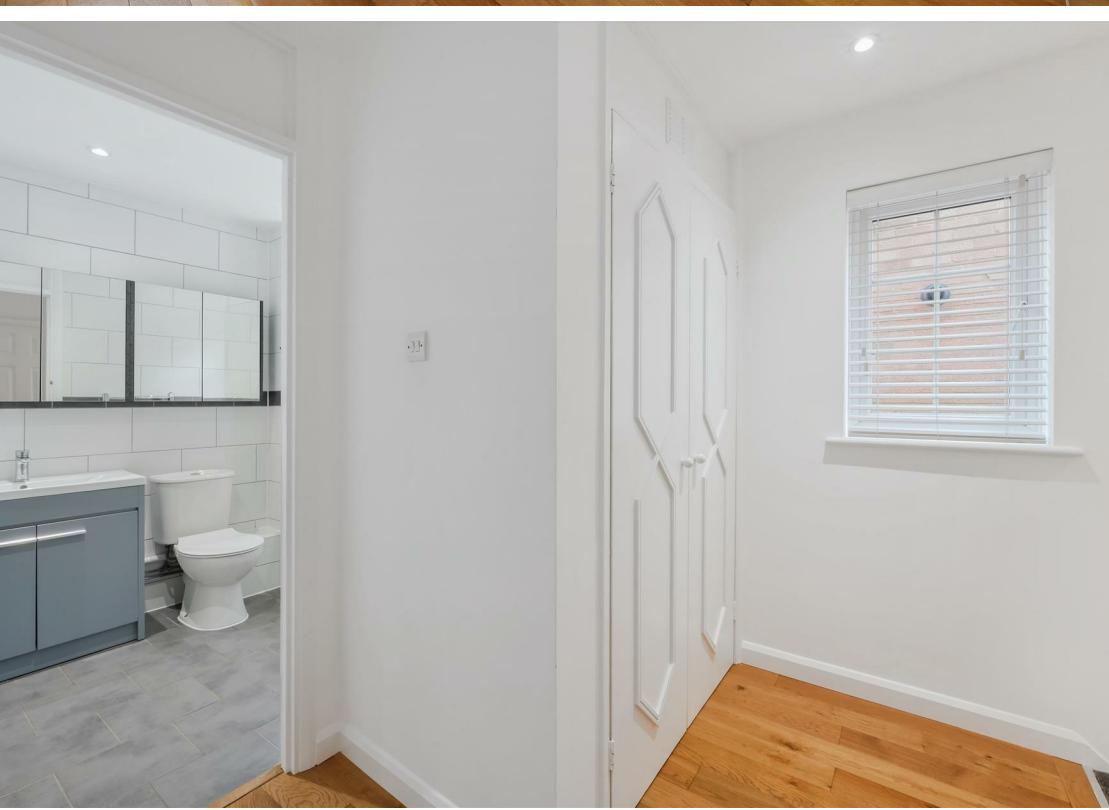
WILLIAMS  
HARLOW











Highly desirable Court Road in Banstead offers this contemporary first floor maisonette that has been completely modernised by the current owner with a perfect blend of modern living with its OPEN PLAN LIVING SPACE and convenience. Its wide appeal for the aspiring first time buyer or those seeking to downsize.

One of the standout features of this residence is its flat level walk to the bustling Banstead Village High Street, where you will find a variety of shops, cafes, and amenities to cater to your daily needs. This prime location ensures that you are never far from the vibrant community life that Banstead has to offer.

Additionally, the property comes with a share of the Freehold, providing you with greater control and security over your living space. There is also a communal outdoor area and a private front garden. Furthermore, the availability of communal parking and a garage adds to the convenience of this home, making it easy for you and your guests to find parking.

In summary, this property on Court Road presents an excellent opportunity for those seeking a modern lifestyle in a sought-after location. With its stylish interior, proximity to the High Street, and communal amenities, it is a property that truly deserves your attention and is ready to view now.

## THE PROPERTY

An alluring frontage the property provides an impressive kerb appeal, admired by many a passer-by which has completely modernised by the present owners to a high standard. The front door leads into an entrance hall taking you via stairs to a good size entrance hall and in turn the spacious reception room and open plan re-fitted kitchen. The kitchen is bright, airy and super modern a must for any busy home. All bedrooms are located of the hallway and are a good size plus the main family bathroom which has also been stylishly fitted. A very classy maisonette which will please the buyers for years to come and offers significant opportunities for both the first time buyer and also those seeking to downsize.

## OUTDOOR SPACE

Communal gardens to the rear and lovely enclosed private astro turf front garden. There is multiple resident parking spaces plus a single garage to the rear a rarity in this property type.

## LOCAL AREA

The property is within walking distance of Banstead Village which offers an array of local shops, restaurants, cafes and all local amenities. There are excellent connections to the A217 road network which connects to the M25, M23 and A3, as well excellent local schools both at primary and secondary level. The area is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought with miles of open countryside.

## WHY YOU SHOULD VIEW

Benefiting from Share of Freehold and low maintenance charge. Appealing to all buyers this classic neo-Georgian style is in a wonderful quiet part of Banstead Village and more than holds its own. It is a short walk to shops, restaurants and local amenities that Banstead Village affords alongside good local schools, both in the state and private sector. The property is in superb condition throughout and is considered by us to be a "turn key" opportunity and will suit those with modern taste. A must-see property which is ready to view now.

## LOCAL SCHOOLS

St Annes Catholic Primary School – Ages 4-11  
Banstead Infant School – Ages 4-7  
Banstead Community Junior School – Ages 7-11  
Banstead Preparatory School – Aged 2-11  
The Beacon School Secondary School – Ages 11-16  
Aberdour School – Ages 2-11

## LOCAL BUSES

SI Banstead to Lavender Field (Mitcham) via Sutton  
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station  
420 Sutton to Crawley via Banstead, Tattenham Corner,

Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)  
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour  
Sutton – London Victoria 33 minutes  
Sutton to London Bridge 39 minutes  
Tattenham Corner Station – London Bridge, 1 hour 9 min

## WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## MAINTENANCE CHARGE

£50.00 per month that includes buildings insurance.

## COUNCIL TAX

Reigate & Banstead BAND C £2,176.70 2025/26



Banstead Office

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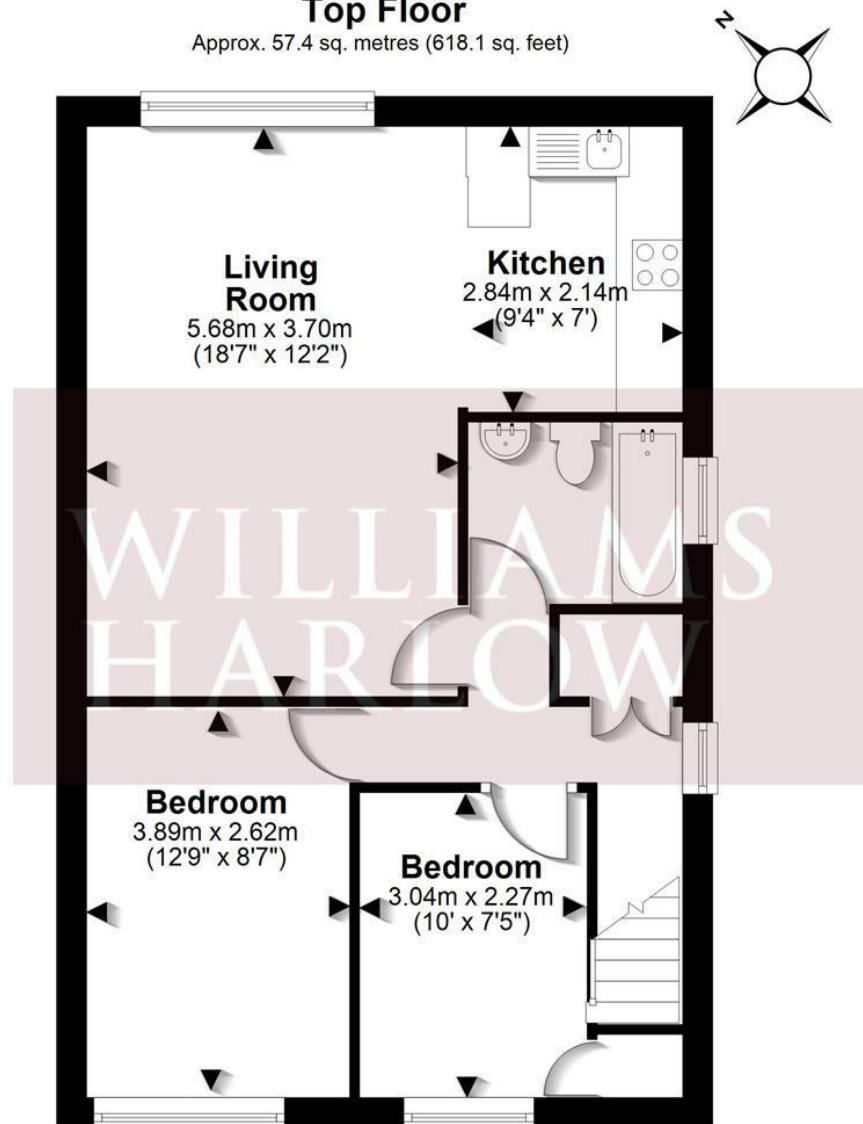
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[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

### Top Floor

Approx. 57.4 sq. metres (618.1 sq. feet)



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales	EU Directive 2002/91/EC		

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