

Courtlands Crescent, Banstead, Surrey

Asking Price £395,000 - Share of Freehold

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WILLIAMS HARLOW























Located in Banstead Village, this delightful first-floor maisonette on Courtlands Crescent offers a perfect blend of comfort and convenience. The property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home office space.

As you enter, you are welcomed into an inviting L-shaped sitting and dining room, which is bathed in natural light and provides a lovely area for relaxation or entertaining guests. This room also boasts access to a private balcony, perfect for enjoying your morning coffee or unwinding in the evening.

The fitted kitchen is well-equipped, providing ample storage and workspace for culinary enthusiasts. The bathroom is conveniently located, ensuring ease of access for all residents.

This maisonette is situated in a peaceful village location, offering a sense of community while still being within easy reach of local amenities and transport links. Whether you are looking to enjoy the tranquillity of village life or seeking a property with good access to nearby towns, this home presents an excellent opportunity.

With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely maisonette your new home.

THE PROPERTY

The property is purpose built two double bedroom first floor maisonette and the accommodation comprises of a large 'L' shaped lounge/dining room with private balcony enjoying a southerly aspect and open views of the allotments. There are two double bedrooms, bathroom with separate WC and fitted kitchen.

OUTSIDE AREA

There is a private southerly aspect rear garden and a single garage.

WHY YOU SHOULD VIEW

Quiet cul-de-sac location
Share of Freehold
Short walk to Banstead Village
Private south facing rear garden

THE LOCAL AREA

Banstead Village is a convenient short walk away and offers a thriving High Street with plentiful independent shops, coffee shops, restaurants and supermarkets as well as public transport. The excellent local schools, parks and open countryside are all very nearby, which adds to its charm. The area is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought and a community where you feel fully invested.

LOCAL SCHOOLS

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

LOCAL BUSES

S1 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.

ENHANCEMENT & STAGING ENHANCEMENT

Please note that some of the photographs featured within these particulars may have been digitally enhanced, edited or virtually staged to improve their presentation. This may include adjustments to lighting, colour, landscaping, the removal of vehicles or other objects, and the addition or alteration of furnishings. Such images are provided for illustrative purposes only and may not represent the property's exact current appearance. Prospective purchasers are advised to satisfy themselves as to the property's actual condition, layout and surroundings through personal inspection.

COUNCIL TAX

Reigate & Banstead BAND D £2,55.86 2026/27



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FIRST FLOOR

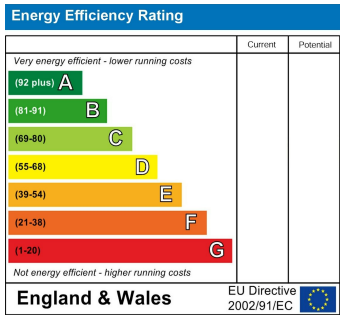
TOTAL FLOOR AREA : 909sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR





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