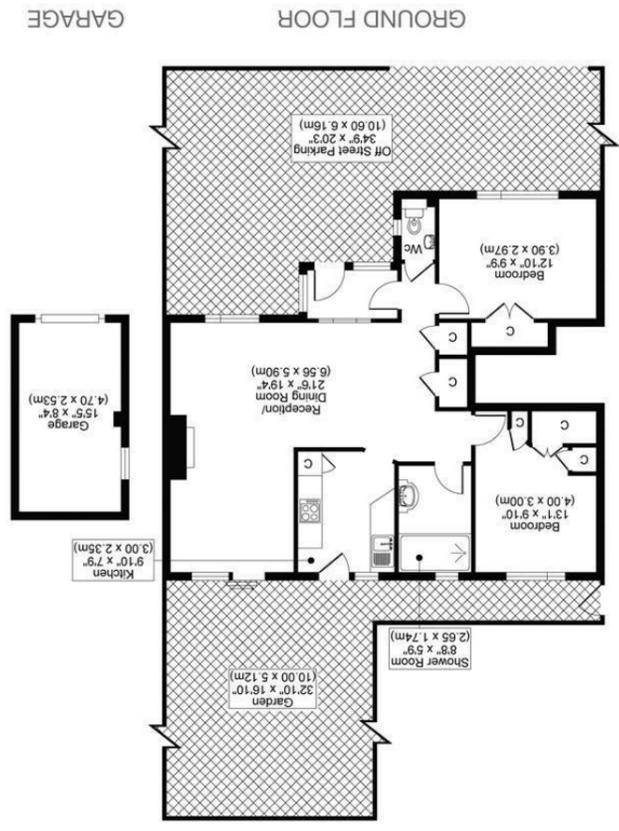


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



COURTLANDS CRESCENT, SM7
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 961 SQ.FT (89 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 833 SQ.FT (77 SQ.M)



COURTLANDS CRESCENT, BANSTEAD SM7 2PL

GUIDE PRICE £500,000

GUIDE PRICE £500,000

CHRISTIES ARE DELIGHTED TO OFFER TO THE MARKET, THIS WELL-PRESENTED GROUND FLOOR TWO-BEDROOM MAISONETTE, LOCATED IN A POPULAR RESIDENTIAL ROAD TUCKED AWAY IN THE CORNER OF A CUL DE SAC JUST MOMENTS AWAY FROM BANSTEAD HIGH STREET.

THE PROPERTY OFFERS A MINIMAL MAINTENANCE PATIOED FRONTAGE AREA LEADING TO THE FRONT DOOR. UPON ENTRY YOU INSTANTLY REALISE JUST HOW GENEROUSLY SIZED THE ACCOMMODATION IS WITH A LIGHT ENTRANCE HALL/PORCHED AREA. THE ACCOMMODATION BRIEFLY COMPRISES TWO DOUBLE BEDROOMS, BOTH WITH FITTED WARDROBES, SHOWER ROOM WITH SEPARATE WC, MODERN FITTED KITCHEN, DOUBLE ASPECT OPEN PLAN LOUNGE/DINING ROOM WITH ACCESS TO THE MINIMAL MAINTENANCE GARDEN WITH SIDE ACCESS LEADING TO THE GARAGE.

FURTHER BENEFITS INCLUDE, DOUBLE GLAZED WINDOWS, GAS CENTRAL HEATING VIA A COMBINATION BOILER AND PLENTY OF STORAGE. BANSTEAD TRAIN STATION IS ALSO JUST ONE MILE AWAY. PROPERTIES IN THIS DEVELOPMENT ARE EXTREMELY SOUGHT AFTER, SO WE HIGHLY RECOMMEND YOU CALL TODAY TO ARRANGE YOUR VIEWING.

SERVICE CHARGE £395 ANNUALLY AS REPORTED BY VENDOR.
LEASE REMAINING 106.

- 2 BEDROOM GROUND FLOOR MAISONETTE
- CUL DE SAC LOCATION CLOSE TO BANSTEAD HIGH STREET
- OFF ROAD PARKING AND GARAGE
- EPC RATING D
- COUNCIL TAX BAND D

