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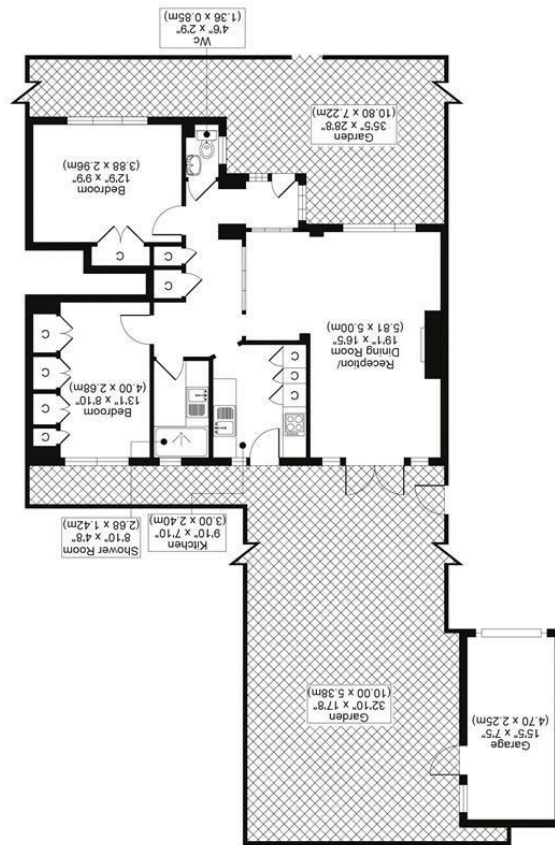
RICS

The Property
Ombudsman

CHRISTIES

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MEDA
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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.



GROUND FLOOR

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 898 SQ.FT (83 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 784 SQ.FT (73 SQ.M)

COURTLANDS CRESCENT, SM7



CHRISTIES



COURTLANDS CRESCENT, BANSTEAD SM7 2PL

ASKING PRICE £500,000

CHRISTIES ARE DELIGHTED TO OFFER TO THE MARKET, THIS BEAUTIFULLY PRESENTED TWO BEDROOM GROUND FLOOR MAISONETTE, LOCATED IN A QUIET RESIDENTIAL STREET JUST A FEW MINUTES AWAY FROM BANSTEAD HIGH STREET. AN ATTRACTIVE FRONT PATIO AREA LEADS TO THE FRONT DOOR TAKING YOU THROUGH TO A GENEROUS ENTRANCE HALL WITH TILED FLOORING. THE ACCOMMODATION BRIEFLY COMPRISES TWO DOUBLE BEDROOMS, BOTH WITH FITTED WARDROBES, SHOWER ROOM WITH SEPARATE WC, MODERN FITTED KITCHEN WITH ACCESS TO THE GARDEN, AND A STUNNING, LIGHT FILLED, DOUBLE ASPECT RECEPTION ROOM OFFERING A SEPARATE DINING AREA, FEATURE FIREPLACE AND PATIO DOORS TO THE REAR GARDEN. THE REAR GARDEN IS FULLY ENCLOSED WITH A SIDE GATE TO THE DRIVEWAY AND DIRECT ACCESS TO A SINGLE GARAGE. THE GARDEN HAS BEEN LOVINGLY MAINTAINED AND OFFERS A SMALL AREA OF ARTIFICIAL LAWN AND PATIO AREA, PERFECT FOR A MORNING COFFEE IN THE SUNSHINE.

FURTHER BENEFITS INCLUDE, DOUBLE GLAZED THROUGHOUT, GAS CENTRAL HEATING VIA A COMBINATION BOILER AND PLENTY OF STORAGE. BANSTEAD TRAIN STATION IS ALSO JUST 1 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 107

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

