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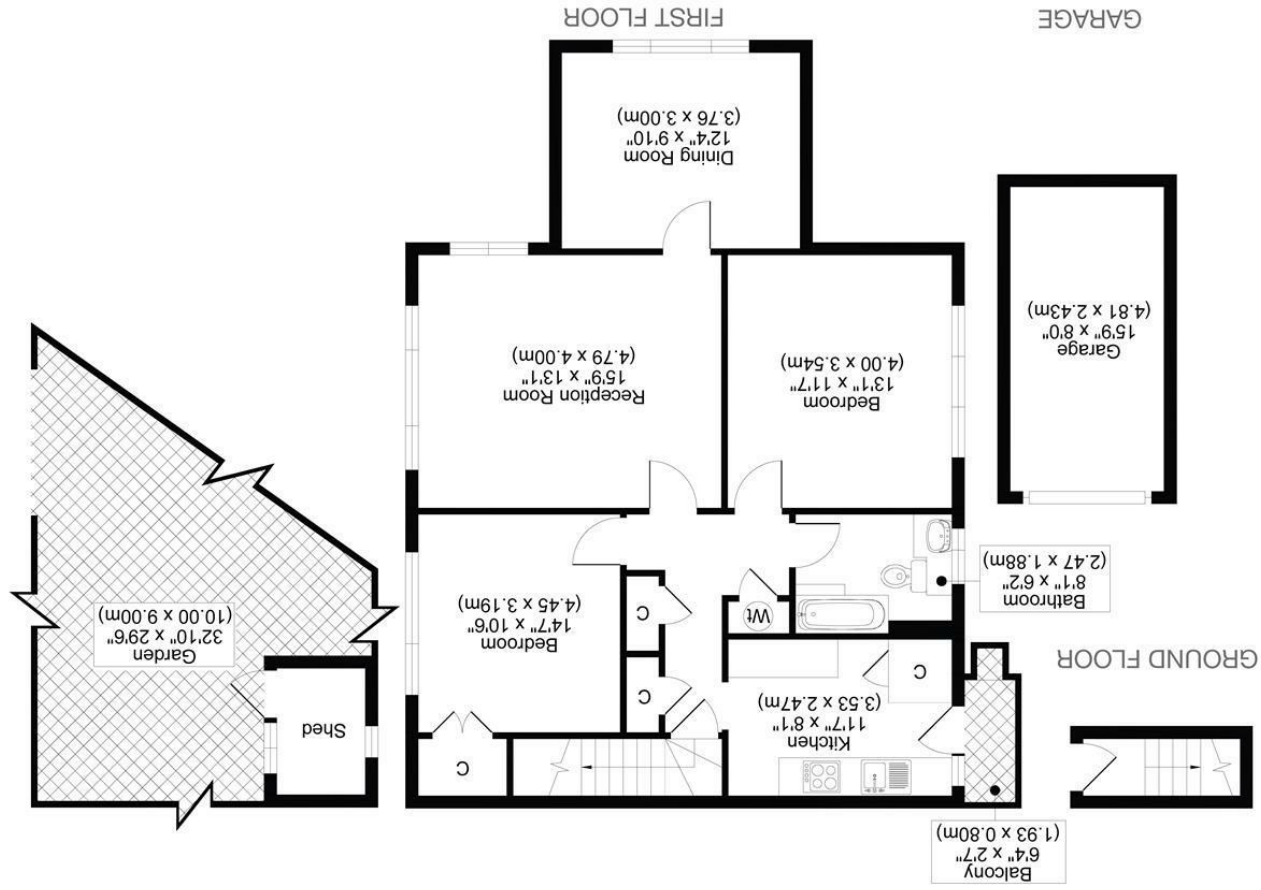
RICS

The Property Ombudsman

# CHRISTIES

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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.



SHRUBLAND COURT, GARRATTS LANE, SM7  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1055 SQ.FT (98 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 929 SQ.FT (86 SQ.M)



# CHRISTIES



NESTLED IN THE HEART OF GARRATTS LANE, BANSTEAD, THIS CHARMING FIRST-FLOOR MAISONETTE IS A TRUE GEM WAITING TO BE DISCOVERED. BOASTING A VERSATILE LAYOUT WITH 2/3 BEDROOMS, THIS PROPERTY OFFERS A COMFORTABLE AND INVITING LIVING SPACE FOR YOU TO CALL HOME.

STEP INSIDE TO FIND A BEAUTIFULLY UPDATED INTERIOR, FEATURING A REFITTED KITCHEN AND BATHROOM, AS WELL AS A NEW BOILER, ENSURING MODERN CONVENIENCE AND STYLE THROUGHOUT. THE PROPERTY'S OWN PRIVATE GARDEN AND GARAGE PROVIDE THE PERFECT OUTDOOR RETREAT AND STORAGE SOLUTION, ADDING A TOUCH OF EXCLUSIVITY TO THIS LOVELY ABODE.

LOCATED WITHIN A SECURE PRIVATE DEVELOPMENT COMPRISING JUST 14 PROPERTIES, PEACE OF MIND AND A SENSE OF COMMUNITY ARE GUARANTEED. WITH THE VILLAGE, LOCAL SHOPS, AND AMENITIES ALL WITHIN EASY WALKING DISTANCE, CONVENIENCE IS AT YOUR DOORSTEP.

DON'T MISS THE OPPORTUNITY TO MAKE THIS WONDERFUL MAISONETTE YOUR OWN. CONTACT CHRISTIES ON 01737 307000 TO SCHEDULE YOUR VIEWING AND TAKE THE FIRST STEP TOWARDS A NEW CHAPTER IN THIS DELIGHTFUL PROPERTY.

SERVICE CHARGES £330 PER ANNUM AS ADVISED BY VENDOR

- PRESENTED TO A HIGH STANDARD THROUGHOUT.
- SPACIOUS ACCOMMODATION.
- TWO / THREE BEDROOMS
- CONVENIENT WALKING DISTANCE TO THE VILLAGE
- GARAGE
- EPC RATING D
- COUNCIL TAX BAND C

