

# Cromwells



**Shrubland Court, Garratts Lane, Banstead, SM7 2EH**  
**£357,000**



Offered with NO ONWARD CHAIN is this delightful 2 double bedroom, 1st floor maisonette. Located superbly within walking distance of Banstead High Street suitably appointed with a selection of shops, eateries and transport links. Along with being close to a selection of highly regarded schools. This property boasts dual aspect reception room, 2 double bedrooms, kitchen with door to balcony, loft space and garage en bloc. Internal viewing highly recommended.

On Onward Chain · Central Banstead Location ·  
2 Double Bedrooms · Garage En Bloc

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**Front Door -**

Stairs to 1st floor landing, carpeted, door to

**Hallway -**

Wood effect flooring, loft access, door to 2 storage cupboards 1 housing hot water cylinder, door to

**Lounge/Diner - 15' 7" x 13' 1" (4.75m x 3.98m)**

Dual aspect double glazed window to front and side, carpeted, wall mounted electric radiator, ceiling coving, insert spots.

**Kitchen/Diner - 12' 0" x 8' 1" (3.65m x 2.46m)**

Range of wall mounted units with matching cupboards and drawers below, counter tops, inset stainless steel 1.5 bowl sink and drainer, integrated oven with hob and extractor above, space for fridge freezer, space and plumbing for washing machine and dishwasher, breakfast bar, tiled floor, double glazed window and door to balcony.



**Bedroom 1 - 13' 0" x 11' 7" (3.96m x 3.53m)**

Double glazed window to rear aspect, wall mounted electric radiator, carpeted, ceiling coving.

**Bedroom 2 - 11' 3" x 10' 3" (3.43m x 3.12m)**

Double glazed window to front aspect, wall mounted electric radiator, wood effect flooring, ceiling coving, door to storage cupboard.

**Bathroom -**

White 3-piece suite comprising of paneled bath with shower overhead, low level w/c, wash hand basin with storage below, double glazed window to rear aspect, tiled floor, part tiled walls, wall mounted chrome radiator.

**Garage en bloc -**

**Front -**

Property benefits from the front section of the front garden.



