



Stafford Court, Woodmansterne



Offers Over £300,000 Leasehold

- Ground floor maisonette
- Two bedrooms
- 105ft private rear garden
- 21ft living/dining room
- Double glazing & gas central heating
- Walking distance of amenities
- Close to Banstead Village
- Vacant Possession
- Leasehold



The Personal Agent are pleased to present to the market this two bedroom ground floor maisonette, this property would be ideal as a first time purchase, an investment or a downsize move and is offered to the market with vacant possession.

Positioned within easy reach of Banstead Village, Coulsdon and Chipstead station, as well being close to excellent schools, this property offers spacious accommodation and a larger than average south easterly facing rear garden.

Although set in a secluded lane, the home offers the perfect balance of a countryside feel, yet being conveniently positioned close to local shops and amenities.

The property comprises an entrance lobby with a door to the front aspect 21ft living dining room with a feature fireplace, kitchen with built-in oven and hob and space and plumbing for other utilities and a patio door providing access to the garden. There are two bedrooms and a family bathroom. Outside to the rear is a mature 105ft private south easterly facing garden, with the potential to create off street parking to the front STPP.

The property is offered with gas central heating, double glazing and a generous amount of storage space.

Woodmansterne is a popular residential area surrounded by countryside yet occupying a convenient

location just a short drive from Banstead and Coulsdon with their wide range of shopping facilities, supermarkets, restaurants and café although there is a convenience store and a pub within walking distance.

Both Woodmansterne and Chipstead stations are within close proximity and provide services to London (London Bridge from 39 and 42 minutes and Victoria from 44 and 47 minutes respectively) together with bus routes serving the local area. Woodmansterne Primary School is within a mile away and Banstead Woods can also be found close by.

Leasehold







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.





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WICKCROFT ROAD
LEADING TO
WICKCROFT GREEN