

Kennedys'

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28, Ferndale Road
Banstead
SM7 2EX

Stylish, spacious and ready for modern family living. This beautifully presented three-bedroom semi-detached home spans over three floors and has been extended to create bright, contemporary living spaces. With a generous garden and an exceptional detached outbuilding complete with plumbing and a WC, it's the perfect, flexible space. Ideally located close to excellent schools, Banstead Village and transport links.

£720,000



- 3 Bed Semi-detached over 3 floors
- Ground floor underfloor heating
- Air conditioning fitted
- Minutes from Banstead Village

- Large rear garden with outbuilding
- Parking for 2 cars
- Fully fitted kitchen
- Close proximity to local schools



PROPERTY DESCRIPTION

Located on the ever-popular Ferndale Road, within easy reach of Banstead Village and highly regarded local schools, this stylish three-bedroom semi-detached home has been thoughtfully extended and beautifully maintained to create a bright, contemporary living space that's perfectly suited to family life.

Spanning over three floors, the property offers versatile accommodation, flooded with natural light and finished in a modern, neutral style throughout. The heart of the home is the spacious open-plan living area, where everyday family life and entertaining come together effortlessly, with direct access onto the generous rear garden.

Upstairs, three well-proportioned double bedrooms are complemented by a contemporary family bathroom, while the additional floor provides valuable extra space, ideal for growing families. What truly makes this home stand out, however, is the exceptional detached outbuilding positioned at the end of the garden. Fully equipped with heating, plumbing, a WC and a fridge, it offers endless possibilities. Whether you're looking for the ultimate teenage den, a home office, gym, games room, bar or creative studio, this versatile space is ready to adapt to your lifestyle.

The large rear garden provides plenty of room for children to play, summer entertaining or just relaxing outdoors, making it the perfect extension of the living space. Front driveway offering off street parking for 2 cars.







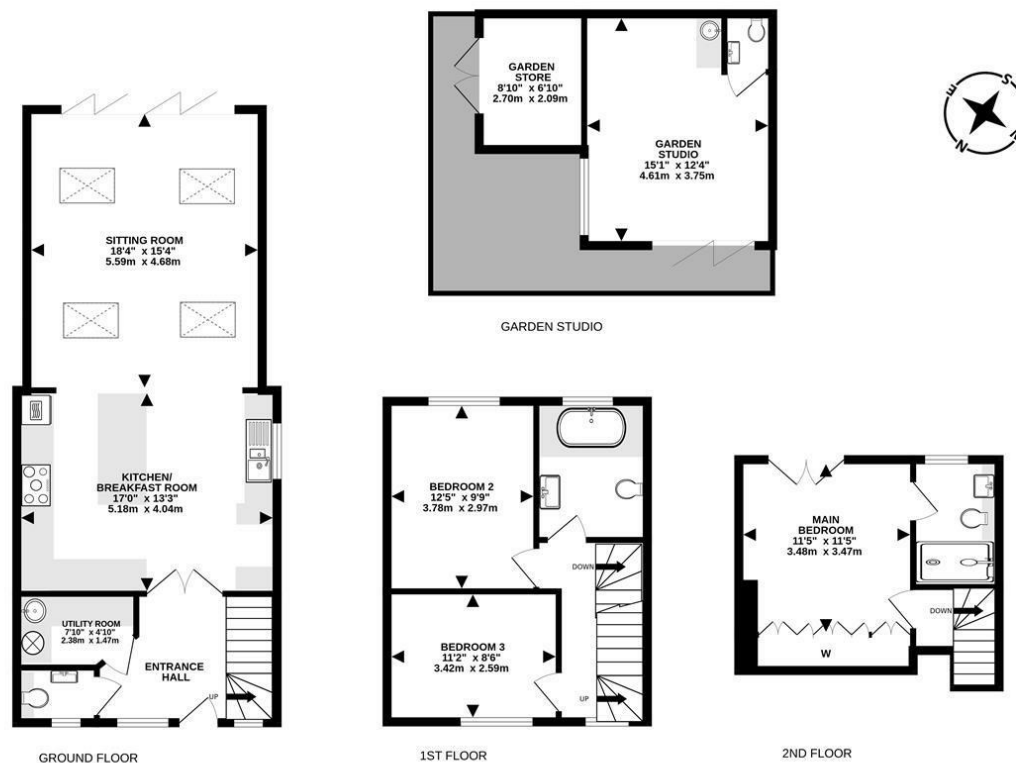


PROPERTY DESCRIPTION

The local village of Banstead offers a variety of shopping and leisure facilities, from traditional village shops through to larger stores such as M&S Food, Waitrose, Boots etc. as well as restaurants, coffee shops and boutiques. There are nearby parks and the local area has a wide choice of good primary and secondary schools such as St. Anne's, Banstead Community Junior School as well as independent preparatory and senior schools.

There are mainline railway stations at both Banstead, Cheam, Epsom Downs and Sutton giving easy access to London and access onto the M25 is via junction 8. The property is also not far from Banstead Woods which is an Area of Outstanding Natural Beauty (AONB) and can be accessed via Holly Lane.

A large, stylized white signature or logo on a dark background. The signature is fluid and cursive, starting with a large 'C' and ending with a long, sweeping tail.



MAIN HOUSE 114.5 SQ.M (1229 SQ.FT) GARDEN STUDIO 22.9 SQ.M (247 SQ.FT)

TOTAL FLOOR AREA : 1479 sq.ft. (137.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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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If you would like to arrange a viewing, please call Helen Miles Kennedys' IPA on 07985 296256.

TENURE: Freehold
EPC RATING: C
COUNCIL: Reigate & Banstead
TAX BAND: D

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