



Ferndale Road, Banstead

The **PERSONAL** Agent

# Guide Price £525,000

## Freehold

- Three bedrooms
- Semi Detached home
- Parking to the rear
- No ongoing chain
- En-suite to master
- Potential to extend STPP
- South facing garden
- Short walk to Banstead village
- Good school catchment
- Freehold

The Personal Agent are delighted to present to the market this three bedroom semi detached home in Banstead, located within a short walk of the village, and comes to the market with no ongoing chain.

This wonderful home boasts bright and airy rooms throughout, immediately apparent as you enter the hallway via the porch, with doors leading into the first reception room on the left hand side currently used as dining room. The dining room has direct access to the kitchen area, which has ample worktop and storage space, along with a side door to the outside of the property. The ground floor is completed by the generously sized lounge / dining space, an ideal



entertaining area with French doors straight onto the garden, and can also be extended STPP for further accommodation.

Upstairs on the first floor there are two double bedrooms as well as the family bathroom, with the primary bedroom with en suite, located on the second floor of the home.

Outside there a sunny South facing garden, with the rarity in this location of having REAR PARKING access, with the added possibility of adding an outbuilding / office.

Banstead village is a short walk away and offers an array of shops and restaurants. For the golf enthusiasts, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by.

Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. With many well regarded schools close by and easy access to the M25, Banstead is growing more popular by the day.

Tenure - Freehold  
Council Tax Band - D





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Ferndale Road  
Total Area: 1163 SQ FT • 108.01 SQ M

**GROUND FLOOR**

- RECEPTION ROOM: 16'8" x 10'4" (5.08 x 3.16M)
- KITCHEN: 10'10" x 7'3" (6.04 x 2.20M)
- RECEPTION ROOM: 11'6" x 10' (3.50 x 3.04M)
- GARDEN

**FIRST FLOOR**

- BEDROOM: 15'3" x 12'5" (4.66 x 3.78M)
- BEDROOM: 9'9" x 9'6" (2.97 x 2.90M)

**SECOND FLOOR**

- BEDROOM: 18'8" x 13'3" (5.70 x 4.04M)

Disclaimer for illustration purposes only  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of such statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

