



Ferndale Road, Banstead

The **PERSONAL** Agent

Offers In Excess Of £455,000 Freehold

- 1025 sq ft property
- Semi detached house
- Two double bedrooms
- 26'5 x 11'1 Living / Dining room
- 11'7 x 7'2 Kitchen
- 11'1 x 6'11 Conservatory
- South facing rear garden
- 18' x 10' Summer house
- No onward chain

This delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,025 square feet, the property features two spacious double bedrooms, making it an ideal home for couples, small families, or those seeking a peaceful retreat.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed to maximise natural light, creating a warm and welcoming atmosphere throughout. The property also boasts a well-appointed bathroom, ensuring all your essential needs are met.

One of the standout features of this home is its south-facing rear garden, which offers a lovely outdoor space to enjoy the sunshine and fresh air. Whether you envision hosting summer barbecues or simply unwinding with a good book, this garden is sure to become a cherished part of your daily life.



Conveniently located within walking distance of Banstead village, residents will appreciate the easy access to a variety of local shops, cafes, and amenities. The property is offered for sale with no onward chain, allowing for a smooth and hassle-free purchase process.

This charming house on Ferndale Road presents an excellent opportunity for those looking to settle in a desirable area. With its appealing features and prime location, it is not to be missed. We invite you to come and explore the potential of this lovely home.

The property consists of a 26'5 x 11'1 Living/Dining room with access to the first floor. A kitchen opening to a Conservatory which has french doors to the south facing rear garden. On the first floor there are two double bedrooms and a main bathroom. Outside there is parking for one car to the front, A south facing rear garden with a 18' x 10' Summer house.

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
Tax Band: D

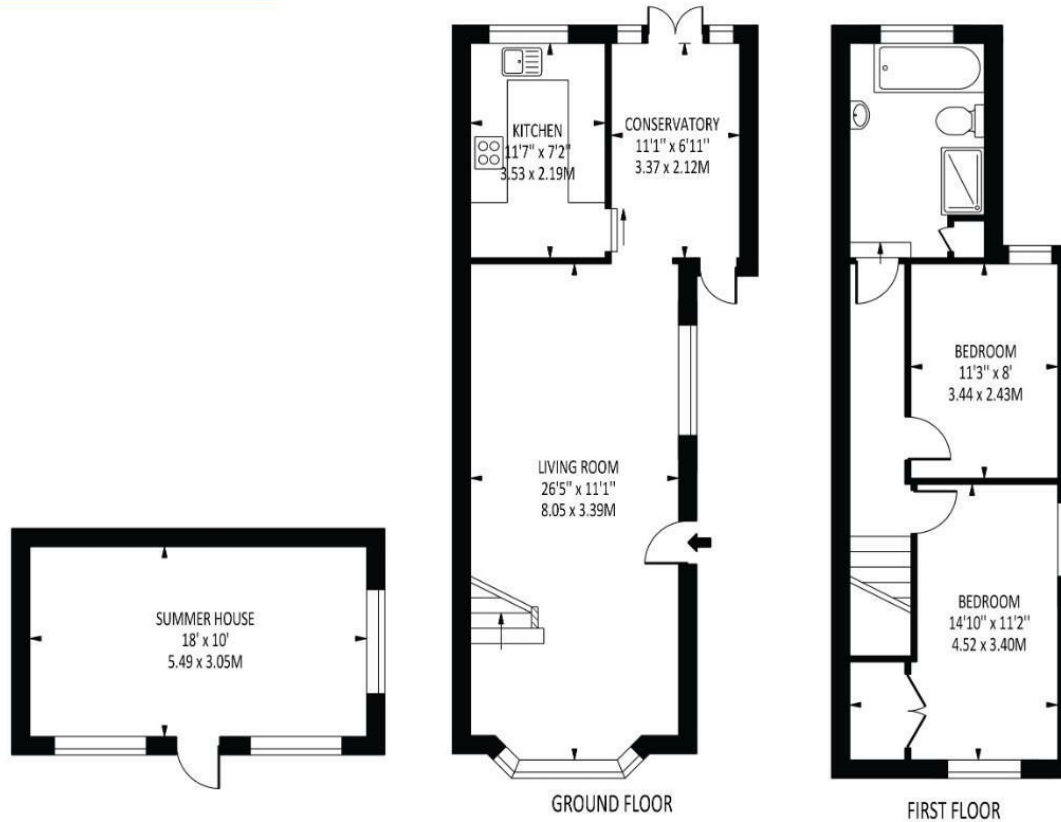




The **PERSONAL** Agent

Ferndale Road

Total Area: 1025 SQ FT • 95.23 SQ M
 (Including Summer House)
 Summer House Area : 184 SQ FT • 17.05 SQ M



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 62 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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, searches, enquiries and full survey as to the correctness of each 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.

EPSOM OFFICE
 2 West Street
 Epsom, Surrey, KT18 7RG
 01372 745 850

STONELEIGH/EWELL OFFICE
 62 Stoneleigh Broadway
 Stoneleigh, Surrey, KT17 2HS
 020 8393 9411

BANSTEAD OFFICE
 141 High Street
 Banstead, Surrey, SM7 2NS
 01737 333 699

TADWORTH OFFICE
 Station Approach Road
 Tadworth, Surrey, KT20 5AG
 01737 814 900

LETTINGS & MANAGEMENT
 157 High Street
 Epsom, Surrey KT19 8EW
 01372 726 666

The **PERSONAL** Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
 Registered in England No. 4398817.



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.

