



4

Ferndale Road, Banstead, Surrey
Offers Over £700,000 - Freehold

-  3
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**WILLIAMS
HARLOW**











WITH OFF ROAD PARKING FOR TWO VEHICLES AND DETACHED GARAGE Nestled in the charming Banstead village, this delightful three-bedroom detached home on Ferndale Road offers a perfect blend of modern living and traditional comfort. The property has been thoughtfully modernised throughout, ensuring that it meets the needs of contemporary lifestyles while retaining its character.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for both relaxation and entertaining. These versatile areas can be tailored to suit your personal style, whether you envision a cosy family lounge or a sophisticated dining space. The well-appointed kitchen complements the living areas, making it an ideal hub for family gatherings and culinary adventures.

The home boasts three generously sized bedrooms, each designed to provide a peaceful retreat at the end of the day. The bathroom is tastefully finished, offering convenience and comfort for family and guests alike.

In addition to its interior charm, this property features allocated parking and a garage, ensuring that you have secure and convenient access to your vehicles. The outdoor space is perfect for enjoying the fresh air, whether you prefer a quiet morning coffee or a lively summer barbecue.

With its prime location in Banstead village, you will find yourself surrounded by a vibrant community, complete with local shops, parks, and excellent transport links. This home is not just a place to live; it is a lifestyle choice that offers both tranquillity and accessibility.

In summary, this modernised three-bedroom detached house on Ferndale Road is a rare find, combining comfort, style, and practicality in one of Surrey's most sought-after locations. Do not miss the opportunity to make this wonderful property your new home.

THE PROPERTY

An alluring frontage the property provides an impressive kerb appeal, admired by many a passer-by. The front door leads into an entrance hall providing access to either reception room, to the rear the open plan kitchen/ diner provides excellent entertainment space and is

bright, airy and has been modernised extensively by the current owners. The property also offers under floor heating with bi-fold doors to the rear garden. There is also a downstairs bathroom room. All bedrooms are located off the landing and are of a double size. This property has potential for an additional upstairs bathroom with plumbing already in situ.

OUTSIDE

To the front there is an attractive entrance to providing access to the front door alongside side access to the rear garden. To the rear there is an easily maintained garden, this area is ideal for outdoor dining and relaxation. Additionally there is parking available for two cars and a detached double garage.

THE LOCAL AREA

The property is within walking distance of Banstead Village which offers an array of local shops, restaurants, cafes and all local amenities. There are excellent connections to the A217 road network which connects to the M25, M23 and A3, as well as excellent local schools both at primary and secondary level. The area is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought with miles of open countryside.

WHY YOU SHOULD VIEW

It would be hard to better this house if you are seeking a large extended modern family home. Offering over 1500 SQFT plus detached garage this property has it all. A short walk into the vibrant Banstead Village, surrounded with great hospitality and excellent local schools this property is a must see!

LOCAL SCHOOLS

Banstead Preparatory School – Aged 2-11
St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
The Beacon School Secondary School – Ages 11-16
Aberdour School – Ages 2-11

BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton

I66 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

TRAINS

Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Tattenham Corner Station – London Bridge, 1 hour 9 min

COUNCIL TAX

Reigate & Banstead BAND F

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.



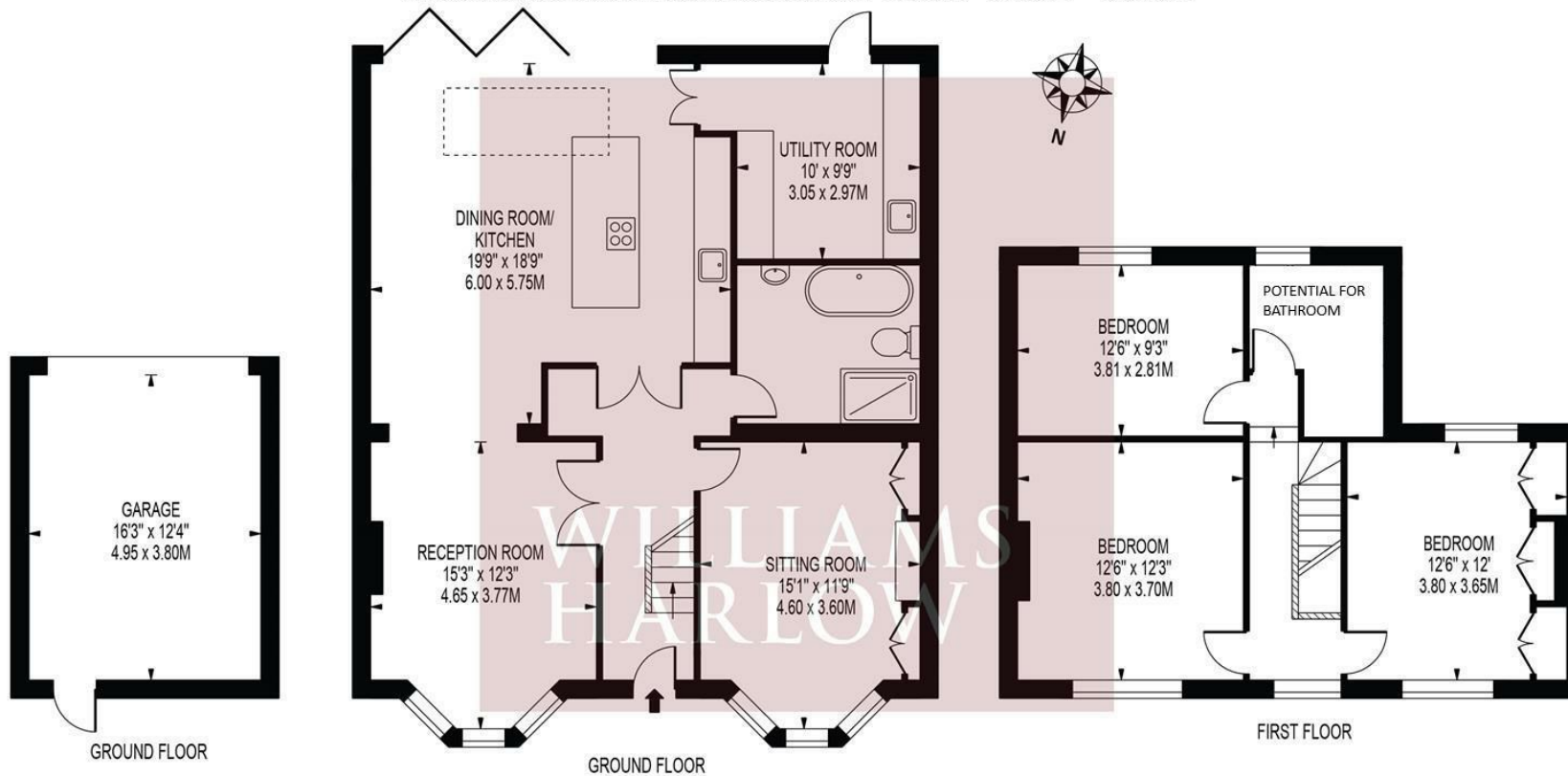
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

FERNDALE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1573 SQ FT - 146.12 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 202 SQ FT - 18.81 SQ M



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 OR 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

