



Ferndale Road, Banstead, Surrey
£520,000 - Freehold



**WILLIAMS
HARLOW**











In ever popular Ferndale Road in Banstead, this delightful End-Terrace house, dating back to the turn of the century, offers a perfect blend of character and modern convenience. With two inviting reception rooms, this home provides ample space for both relaxation and entertaining. The extended kitchen diner is a standout feature, equipped with integrated appliances that make cooking a pleasure with a central island

This property boasts two well-proportioned bedrooms, ideal for a small family or those seeking a comfortable guest space. The convenience of both a downstairs shower room and an upstairs shower room adds to the practicality of the home, ensuring that morning routines run smoothly.

Outside, you will find two / three off-street parking spaces, a valuable asset in this desirable area. The location is particularly appealing, as it is within walking distance of the village high street, where you can enjoy a variety of shops, cafes, and local amenities.

With no onward chain, this property presents an excellent opportunity for those looking to move in without delay. Whether you are a first-time buyer or seeking a charming retreat, this pre-war cottage is sure to impress. Don't miss the chance to make this lovely house 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 taking you into the spacious reception room to the front and lounge kitchen diner to the rear. The kitchen is bright, airy and super modern a must for any busy home and also offers under floor heating with bi-fold doors to the rear garden. There is also a downstairs shower room. All bedrooms are located of the landing and are a good size plus the main family "Jack and Jill" shower room which has also been stylishly fitted. A very classy home which will please the buyers for years to come and offers significant opportunities for both the first time buyer and also those seeking to downsize. Ready to view now

OUTSIDE

To the front there is parking for two cars, passage to the side and easily maintained rear garden this area is ideal for outdoor dining and relaxation.

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 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

Appealing to all buyers this classic turn of the century home is in a wonderful quiet part of Banstead Village and more than holds its own. It is a short walk to shops, restaurants and local amenities that Banstead Village affords alongside good local schools, both in the state and private sector. The property is in superb condition throughout and is considered by us to be a "turn key" opportunity and will suit those with modern taste.

VENDOR THOUGHTS

This property was purchased by us some years ago and holds a huge number of happy memories, full of fun, laughter and celebrations over the years and has acted as a hub for our extended family and friends. We have enjoyed improving the property to what we hope others will appreciate our huge attention to detail. We sincerely hope that the new owners enjoy the property as much as we have for many years to come.

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
166 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 D £2,448.79

WHY WILLIAMS HARLOW

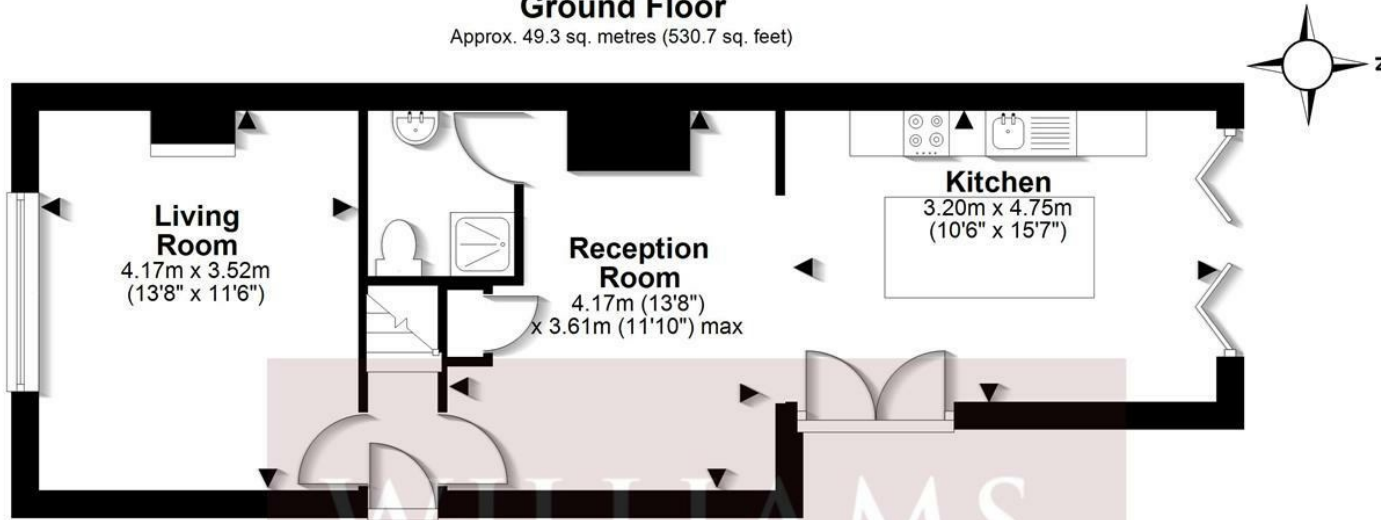
From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.



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.

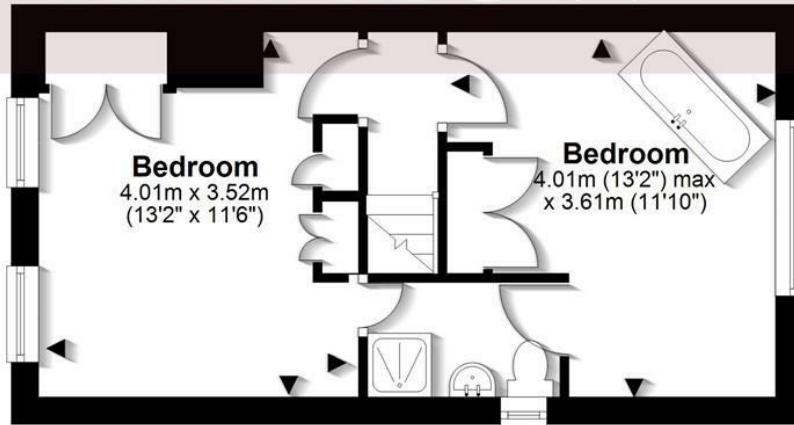
Ground Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.5 sq. feet)



Total area: approx. 81.8 sq. metres (880.2 sq. feet)

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		
	60	76
England & Wales		EU Directive 2002/91/EC

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