

## Ferndale Road Banstead, Surrey SM7 2EX

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT A THREE BEDROOM SEMI DETACHED HOUSE with accommodation over three floors and potential to be extended further (STPC). The property benefits a large master bedroom with EN-SUITE SHOWER ROOM, lounge, dining room, kitchen downstairs WC, SOUTH FACING REAR GARDEN and OFF STREET PARKING to the rear. All is located in BANSTEAD VILLAGE within walking distance of the local amenities and transport links. SOLE AGENTS. NO CHAIN.

Asking Price £600,000 - Freehold



## PORCH

Accessed via double glazed patio door, giving access to:

## FRONT DOOR

Hardwood front door giving access through to:

## ENTRANCE HALL

Alarm control panel. Concealed radiator. Stairs to the first floor. Understairs storage cupboard. Thermostatic control. Wood effect flooring. Coving.

## DOWNSTAIRS WC

Low level WC. Wall mounted wash hand basin with tiled splash back. Downlighters. Extractor.

## DINING ROOM

3.56 x 3.03 (11'8" x 9'11")

Coving. Wall lights. Feature fireplace with brick surround, slate hearth and wooden mantle. Wood effect flooring. Radiator. Opening through to the:

## KITCHEN

6.07 x 2.15 maximum (19'10" x 7'0" maximum)

Solid wood work surface incorporating stainless sink with drainer. Space for washing machine. Inset four ring gas hob with extractor above and electric oven below. A comprehensive range of cupboards and drawers below the work surface. Cupboard housing the gas central heating boiler. Radiator. 2 x double glazed windows to the side. Door leading to the side of the property. Another double glazed window to the rear enjoying a pleasant over the rear garden. Radiator. Tile effect flooring.

## LOUNGE

5.07 x 3.16 maximum (16'7" x 10'4" maximum)

Coving. Dado rail. Radiator. Double glazed patio doors leading to the rear patio area which enjoys a southerly aspect.

## FIRST FLOOR ACCOMMODATION

### LANDING

Concealed radiator. Staircase leading to the second floor. Understairs storage.

### BEDROOM TWO

4.67 x 3.80 (15'3" x 12'5")

This room has been measured squared and some of the room has been taken to allow the shower area from the bathroom with the adjoining room.

Downlighters. Dado rail. Coving. 2 x double glazed windows to the rear enjoying a pleasant outlook over the garden. Radiator.

## FAMILY BATHROOM

White panel bath. Pedestal wash hand basin. Low level WC. Enclosed shower cubicle with Aqualisa power shower. Tiled splashback. Obscured double glazed window to the side. Radiator. Coving.

## BEDROOM THREE

2.97 x 2.90 (9'8" x 9'6")

Coving. Dado rail. Concealed radiator. Double glazed windows to the front. Wood effect flooring.

## SECOND FLOOR ACCOMMODATION

### HALF LANDING

Reached by a straight staircase. Skylight.

### MASTER BEDROOM

5.74 x 4.04 maximum (18'9" x 13'3" maximum)

Downlighters. 2 x double glazed windows to the rear. 2 x radiators. Access to large area of eaves storage. Door giving access through to:

### EN-SUITE SHOWER ROOM

Large walk in shower cubicle with power shower. Low level WC. Wash hand basin with storage below. Obscured double glazed window to the side. Tiled walls and tiled floor. Downlighters. Extractor.

## OUTSIDE

### FRONT

### SOUTH FACING REAR GARDEN

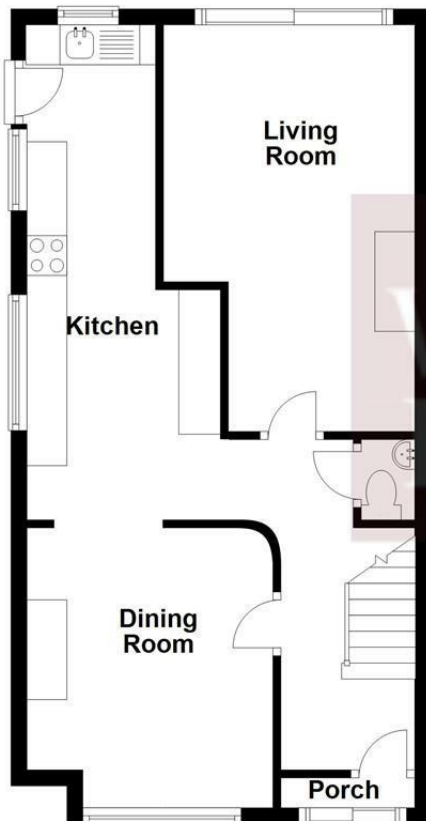
There is a patio area immediately to the rear of the property with the remainder of the garden mainly laid to lawn except for the hard standing area for parking. This is accessed via double wooden gates from The Gables which allows rear access to the property and ample parking for their vehicle. There is also side access to the property providing useful access to the front. Outside tap.





### Ground Floor

Approx. 47.4 sq. metres (509.8 sq. feet)



### First Floor

Approx. 39.0 sq. metres (419.8 sq. feet)

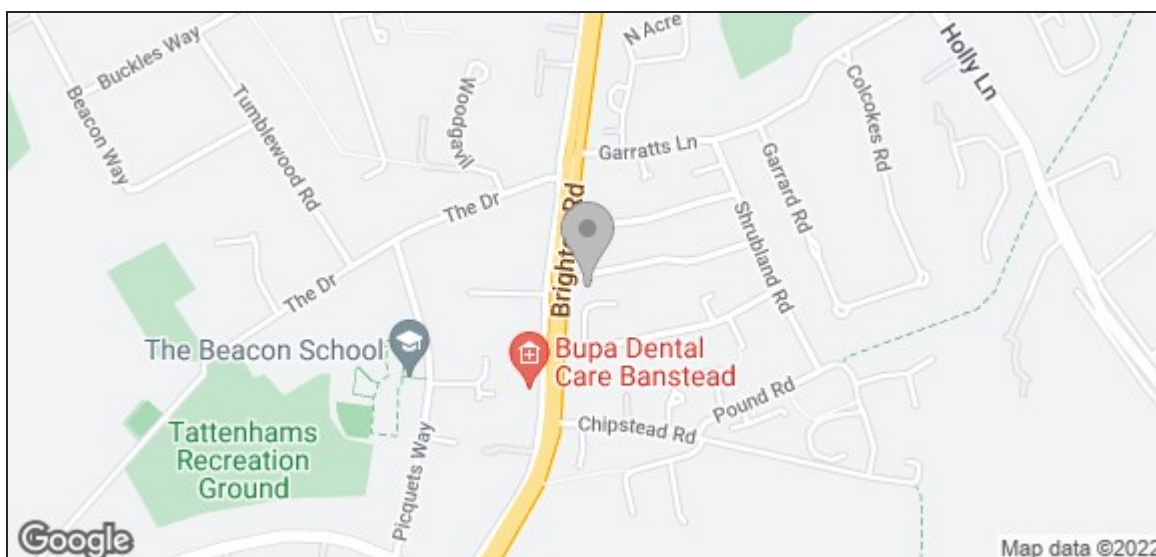


### Second Floor

Approx. 28.9 sq. metres (310.6 sq. feet)



Total area: approx. 115.2 sq. metres (1240.1 sq. feet)



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>		<b>64</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		