

## Ferndale Road Banstead, Surrey SM7 2EX

WILLIAMS HARLOW ARE EXCITED TO PRESENT A RARE TWO BEDROOM HOUSE TO THE MARKET. The house is situated on a popular residential road, located within walking distance to Banstead Village High Street. Deceptively spacious inside with two reception rooms, a good size kitchen, two double bedrooms, a family bathroom and a private rear garden. Newly redecorated throughout the house is in excellent condition. Available immediately on an unfurnished basis.

£1,900 PCM Unfurnished



## PROPERTY

Semi-detached house with independent side access

## ENTRANCE

Set back from roadside.

## HALLWAY

Provides access downstairs to all rooms

## RECEPTION ROOM

Double-length reception room with bay window to the front and access to the garden to the rear

## KITCHEN

Galley-styled kitchen with integrated appliances, leading to

## CONSERVATORY

situated off the kitchen, fully glazed and with access to the rear garden

## STAIRCASE

Leading up to:

## BEDROOM ONE

Large double room with bay-style window overlooking the front and full-width built-in wardrobes

## BEDROOM TWO

Double size with window overlooking the rear garden

## BATHROOM

Bath, shower cubicle, WC and hand-basin

## REAR GARDEN

Laid mainly to grass with patio area, storage shed and vegetable patch

## COUNCIL TAX

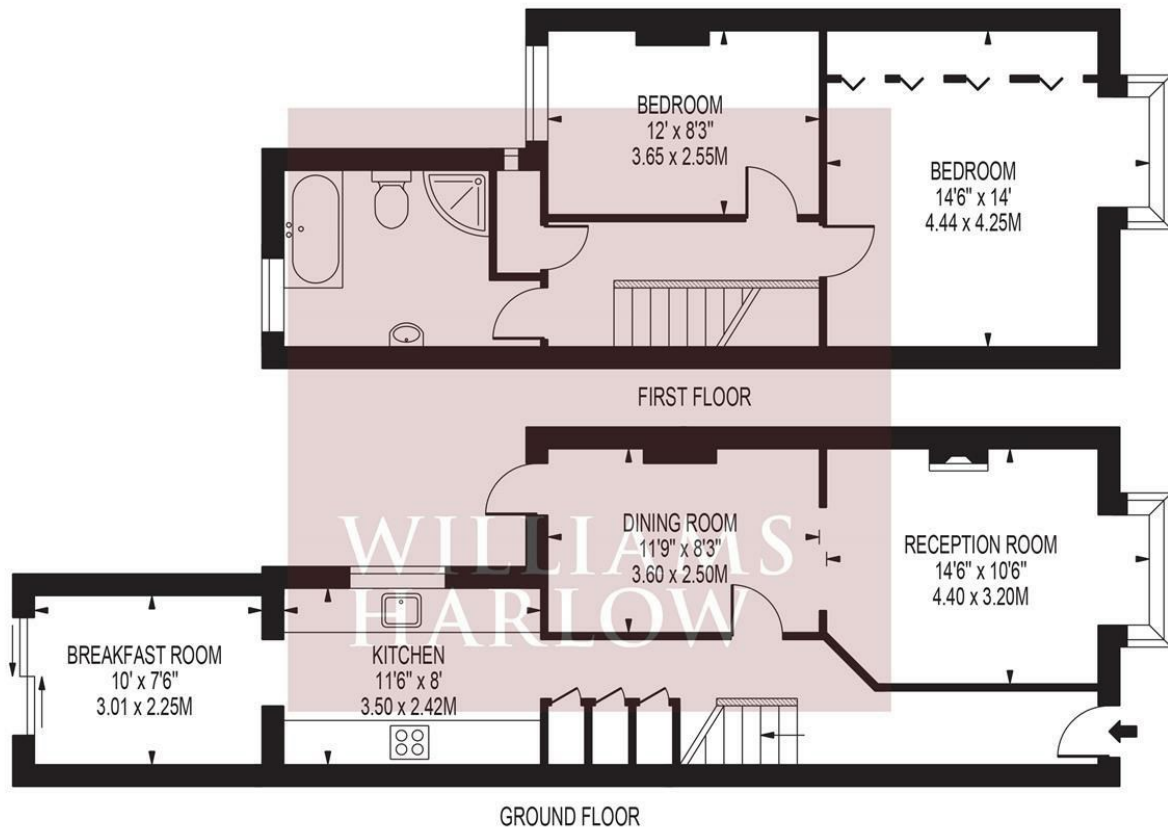
Council Tax Band D (£2,448.79) 2025 / 26





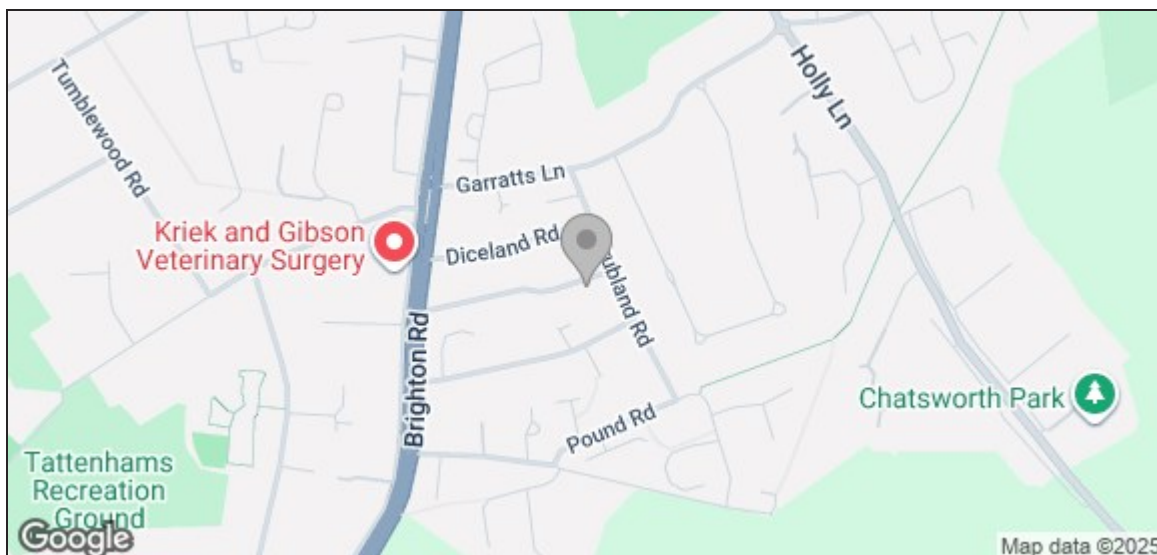
## FERNDALE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 987 SQ FT - 91.70 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	63	80
EU Directive 2002/91/EC		