

Ferndale Road Banstead, Surrey SM7 2EX

WILLIAMS HARLOW are pleased to offer an opportunity to acquire a good sized Edwardian semi detached house benefitting from a southerly rear aspect garden extending to approximately 113 feet and parking for two vehicles. The property has been completely re-decorated throughout and benefits from gas central heating and double glazing. All is conveniently situated a short walk from Banstead Village High Street with a comprehensive range of High Street shopping facilities and local transport connections. The property is sold with the benefit of NO ONWARD CHAIN. SOLE AGENTS

Asking Price £545,000 - Freehold



FRONT DOOR

Part glazed front door with outside light, giving access through to the:

ENTRANCE HALL

Turn staircase rising to the first floor. Understairs storage cupboard. Cupboard housing meters. Window to the front. Coving. Radiator.

LOUNGE/DINING ROOM

Double opening patio doors to the rear and window to the rear, giving a pleasant outlook over the rear garden. Coving. Radiator. Fireplace feature with brick surround and hearth with wooden mantle and inset gas log burner. Door giving access to the:

SIDE LOBBY

Obscured glazed window to the side.

FAMILY BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Independent shower the other end of the bath. Pedestal wash hand basin. Low level WC. Fully tiled walls. Wall mounted extractor. Downlighters. Obscured glazed window to the side.

KITCHEN

Good sized kitchen comprising of wall and base units with roll edge work surfaces incorporating a 1 1/2 sink drainer with mixer tap. Spaces for under counter fridge and washing machine. Fitted oven and grill. Surface mounted four ring gas hob with extractor above. Display cabinets. 2 x windows to the front. Part tiled walls.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase to a good sized landing with window to the front. Access to loft. Radiator. Coving. Airing cupboard housing the gas central heating boiler.

BEDROOM ONE

Window to the rear enjoying a fine outlook over the rear garden. Coving. Radiator. A comprehensive range of built in wardrobes providing useful hanging and storage.

BEDROOM TWO

Coving. Window to the front. Radiator.

BEDROOM THREE

Window to the rear enjoying an outlook over the rear garden. Radiator. Coving.

OUTSIDE

FRONT

There is hardstanding to the front providing off road parking for two vehicles. Here you can also access the property's front door. Useful side access to the:

FEATURE SOUTHERLY ASPECT REAR GARDEN

34.44m length approximately (113'0 length approximately)

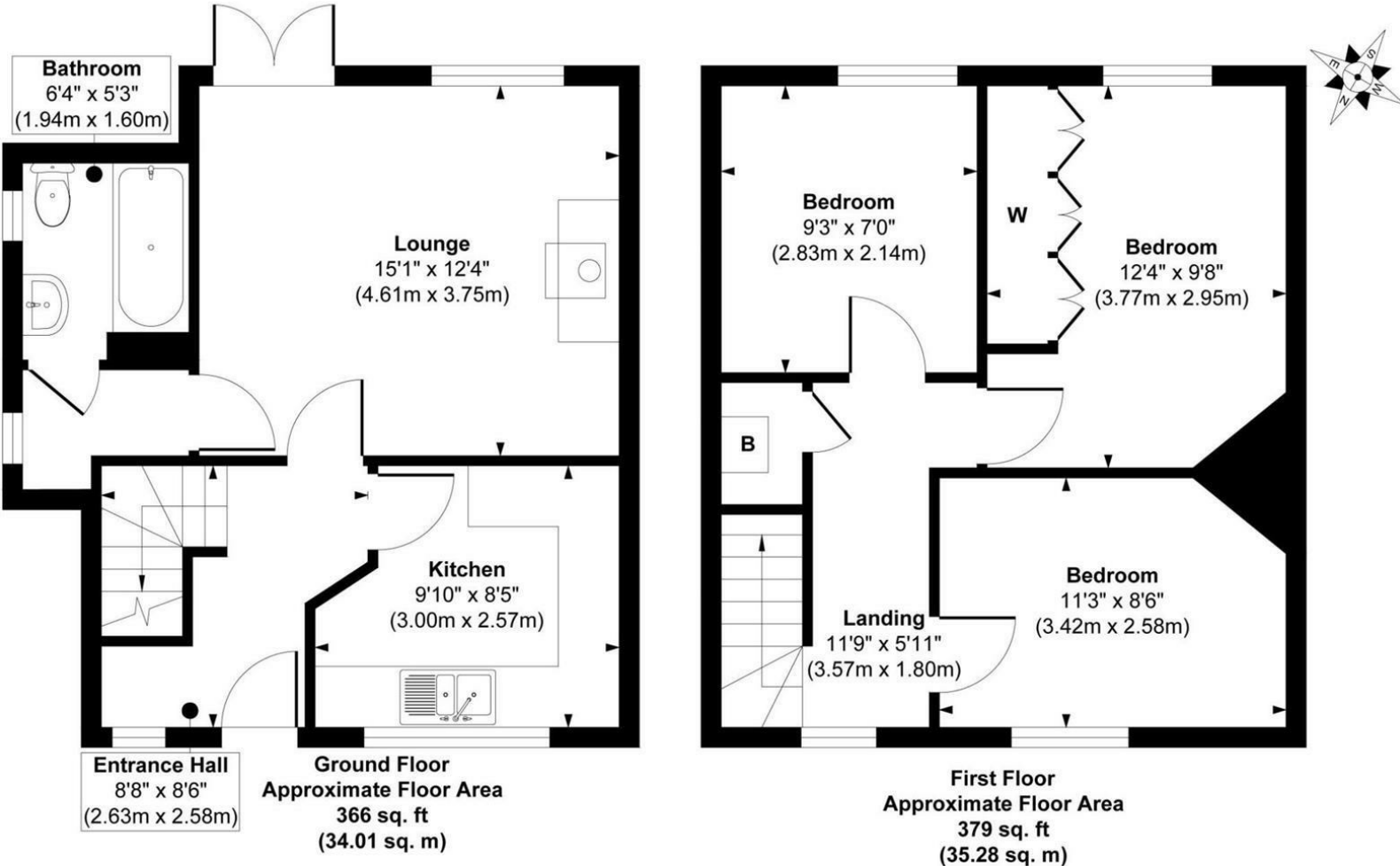
There is a patio to the rear and returns to the side where there is a wooden garden shed. The remainder of the garden is mainly laid to level lawn with various shrubs and trees. The garden extends to



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.

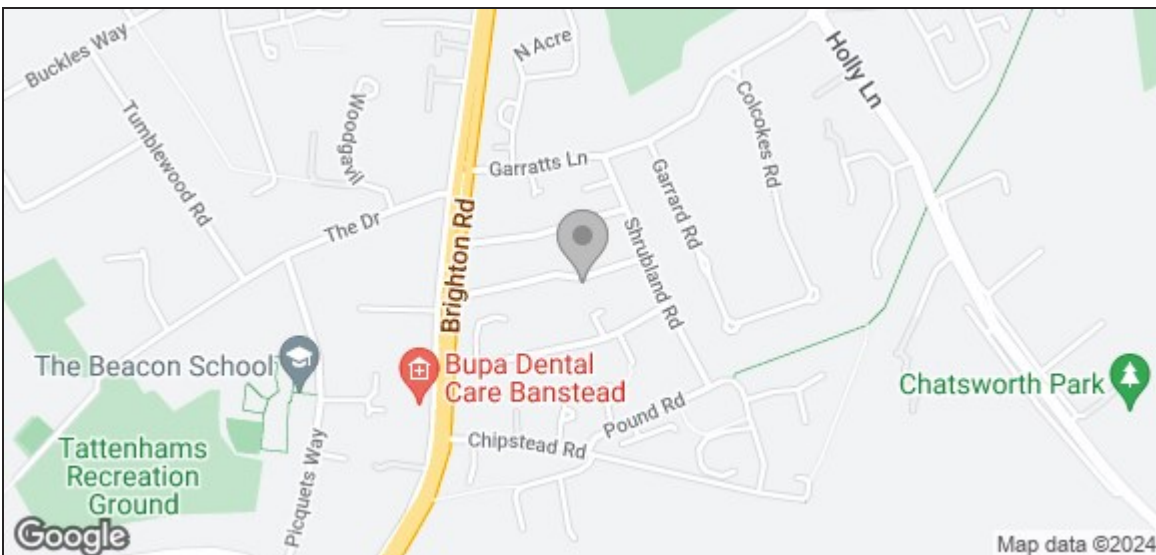
**WILLIAMS
HARLOW**

26 Ferndale Road Banstead



Approx. Gross Internal Floor Area 745 sq. ft / 69.29 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		63
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	