



WILLIAMS
HARLOW
FOR SALE
01293 370022 - williamsharlow.co.uk

Ferndale Road, Banstead, Surrey
Asking Price £475,000 - Freehold



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This delightful semi-detached two bedroom cottage, dating back to the turn of the century, offers a perfect blend of character and modern living. With its inviting façade and wealth of original features, this property is sure to capture the hearts of those seeking a home with personality.

Inside, you will find a well-proportioned reception room that provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The cottage boasts two comfortable bedrooms, perfect for a small family or as a guest room. The first-floor bathroom has been thoughtfully updated, ensuring convenience and style.

The heart of the home is the re-fitted kitchen, which combines contemporary design with functionality, making it a joy to cook and gather with loved ones. The southerly aspect rear garden is a true highlight, extending to an impressive length, providing a sunny retreat for outdoor activities, gardening, or simply enjoying a peaceful moment in nature.

Located within walking distance of Banstead Village, residents will appreciate the convenience of local shops, cafes, and amenities just a short stroll away. This property is an excellent opportunity for those looking to embrace the charm of village life while enjoying the comforts of a modern home.

In summary, this semi-detached cottage on Ferndale Road is a rare find, offering character, comfort, and a prime location. It is an ideal choice for anyone looking to settle in a vibrant community with a rich history. Don't miss the chance to make this enchanting property your new home.

There is potential for rear extension and loft conversion (STC)

WHY YOU SHOULD VIEW

This attractive turn of the century property is one of the original developments on the southern extremities of Banstead Village which still affords a short walk to Banstead Village High Street. The property has adaptable accommodation and has the benefit of a rear sunroom, a re-fitted kitchen, a first floor

bathroom, double glazing and gas central heating. A standout feature for this property is also two allocated parking spaces to the front. The property's chimney has been removed which allows for any purchaser considering to extend into the loft space a much easier task.

OUTDOOR SPACE

A true standout features is the directly Southerly aspect extending which extends to an impressive 100' with a superb patio to the rear, ideal for entertaining and relaxed sunny evenings, much of the remainder is lawned with mature shrubs and flower beds with a summer house to the end of the garden providing a peaceful retreat

VENDOR COMMENTS

The present owner of the property has lived here for almost 50 years and has not only enjoyed the character of the property and the southerly aspect large garden but also the easy proximity to amenities. Since the owner has been resident the property has had a sun room created to the rear, re-fitted kitchen plus a standout bathroom to the first floor which not only incorporates a bath but also a shower. A new Worcester combi boiler was fitted in 2024 and comes with a 10 year warranty.

THE LOCAL AREA

The property is in a prime residential area of other similar turn of the century cottages. The property is within easy reach of all local amenities, Banstead Village High Street, excellent local schools and easy access to the A217, with fast road connections to both London and the M25 network. Gatwick airport is only 20 minutes drive away.

LOCAL TRANSPORT

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

LOCAL BUSES

SI Banstead to Lavender Field (Mitcham) via Sutton

I 66 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

LOCAL SCHOOLS

St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
Warren Mead Junior School – Ages 7-11
Warren Mead Infant School – Ages 2-7
Tadworth Primary School – Ages 4-11
Epsom Downs Community School – Ages 3-11
Shawley Community Primary Academy – Ages 2-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11
Kingswood House School – Ages 7-16
Bramley Hill School – Ages 6-15

EPC
RATING D

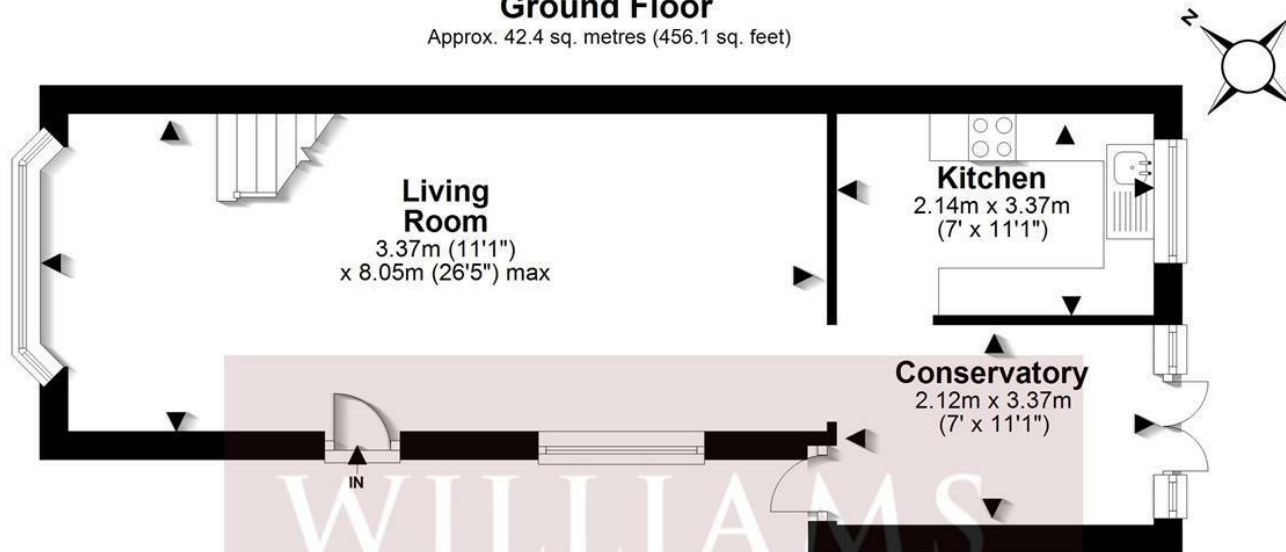
COUNCIL TAX
Reigate & Banstead BAND D £2,339.35 2024/25



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.

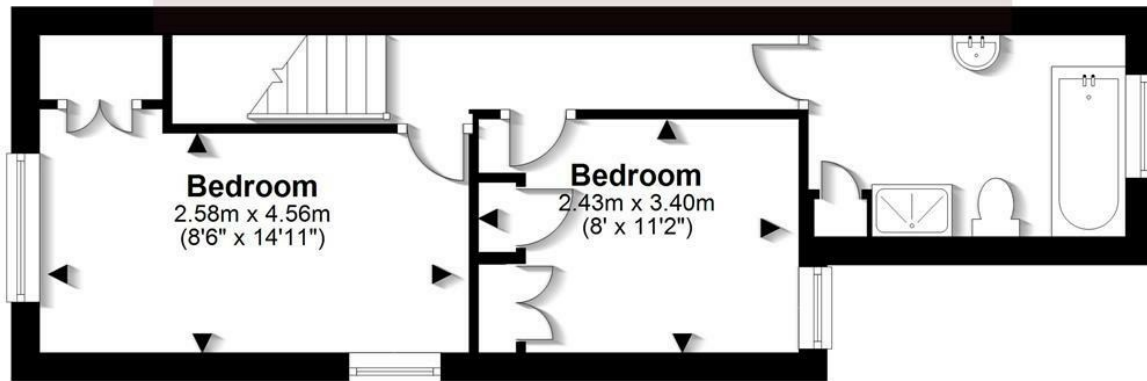
Ground Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



First Floor

Approx. 34.4 sq. metres (369.8 sq. feet)



Total area: approx. 76.7 sq. metres (825.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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