



Ferndale Road, Banstead,
Guide Price £440,000 - Freehold



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**WILLIAMS
HARLOW**











This delightful terraced house offers a perfect blend of period charm and modern convenience. With two well-proportioned bedrooms and a stylish bathroom, this property is ideal for singles or couples or small families seeking a comfortable home.

As you enter, you are welcomed into a reception hall that exudes character, featuring period details that harks back to the turn of the century. The open plan kitchen and dining room create a warm and inviting space, perfect for entertaining guests or enjoying family meals. The kitchen is well-equipped and designed to cater to your culinary needs.

The property boasts replacement period sash windows, allowing natural light to flood the interiors while maintaining the home's historical appeal and eco friendliness. Outside, you will find attractive gardens that provide a serene outdoor space, complete with rear pedestrian access for added convenience.

Parking is available for one small vehicle, ensuring ease of access. Additionally, the property is offered with no onward chain, making it an attractive option for those looking to move swiftly.

Located just a short walk from Banstead Village High Street, you will have easy access to a variety of shops, cafes, and local amenities. This home is not just a property; it is a lifestyle choice in a sought-after area. Don't miss the opportunity to make this charming house your new home.

THE PROPERTY

This character property is very alluring and synonymous with architectural detail from the turn of the century. The pretty front door is accessed via a recessed brick arched porch through to an entrance hallway with understairs storage and stairs to the first floor and a reception room to the front with two attractive sash windows and a period fireplace. To the rear you will find an open plan kitchen/dining room with all integral appliances and double opening patio doors giving access to the rear garden. The first floor has a double bedroom to the front, a good sized single bedroom to the rear overlooking the rear garden and a bathroom from a central landing. The bathroom has been re-fitted by present owners and offers a shower room plus a bath. The property benefits from gas central heating.

OUTSIDE

The property has a hard standing to the front where it would be possible to park one small vehicle. This area is surrounded by attractive well maintained flower/shrub borders. To the rear the garden has an elevated deck with the remainder laid to level lawn with flower/shrub borders on either side and there is a further patio towards the end of the garden with a wooden garden shed plus a very useful rear pedestrian access. Approximately 60ft in length.

WHY YOU SHOULD VIEW

Offering personality, location and period detail, this property offers a wealth of charm for the period buyer and an internal viewing is very much encouraged to appreciate the charm, benefits and location, notwithstanding the attractive rear garden.

KEY FEATURES

- Two bedrooms
- Bathroom to the first floor.
- Open plan kitchen/dining room.
- Lounge to the front.
- Good storage throughout.

LOCAL AREA

Banstead Village is within short walking distance and offers a thriving High Street with plentiful independent shops, coffee shops, restaurants and supermarkets as well as national chains. The excellent local schools and miles of open countryside are also only a short walk away which adds to its charm. The area is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought and a community where you feel fully invested.

LOCAL SCHOOLS

- Banstead Preparatory School – Ages 2-11
- St Annes Catholic Primary School – Ages 4-11
- Banstead Infant School – Ages 4-7
- Banstead Community Junior School – Ages 7-11
- Woodmansterne Primary School – Ages 4-11
- Chipstead Valley Primary School – Ages 2-11
- Warren Mead Junior School – Ages 7-11
- Warren Mead Infant School – Ages 2-7
- The Beacon School Secondary School – Ages 11-16
- Aberdour School – Ages 2-11

LOCAL 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

LOCAL 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

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.

COUNCIL TAX

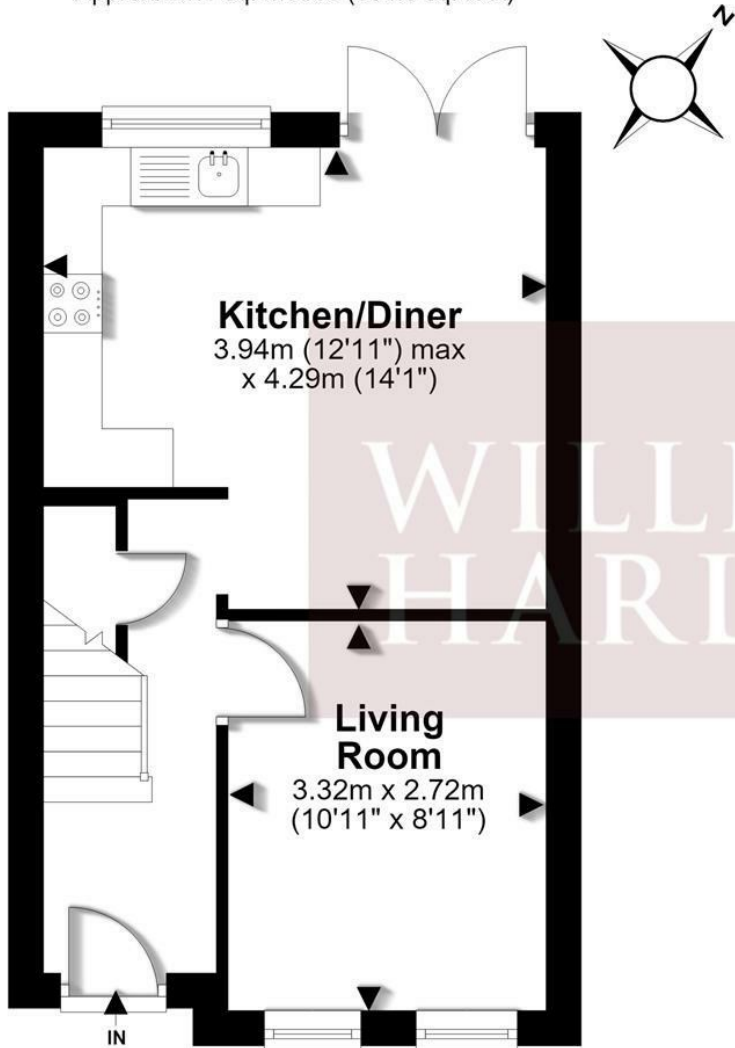
Reigate & Banstead BAND D £2,555.86 2026/27



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.

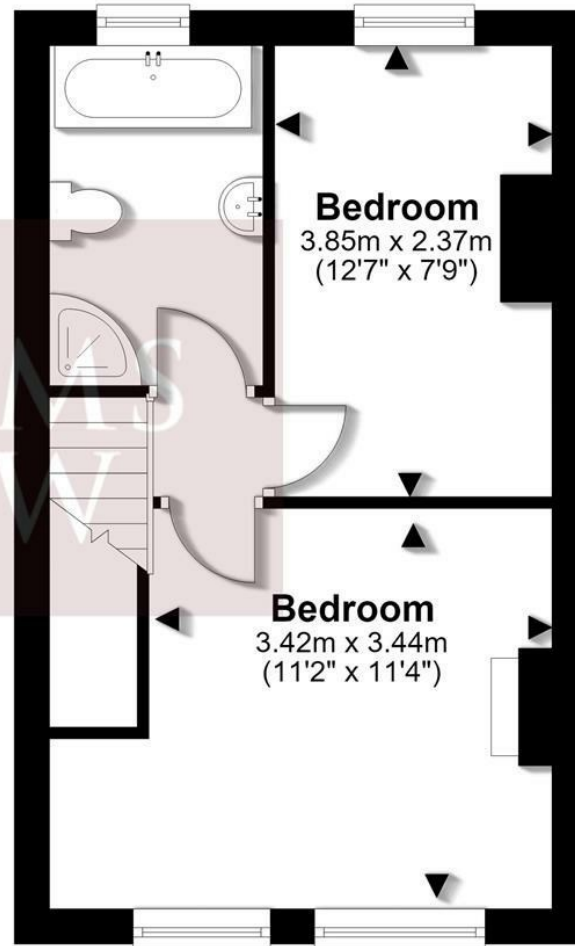
Ground Floor

Approx. 31.1 sq. metres (334.8 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Total area: approx. 62.7 sq. metres (675.0 sq. feet)

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