

Ferndale Road Banstead, Surrey SM7 2EX

WILLIAMS HARLOW ARE EXCITED TO BRING A RARE 2 DOUBLE BEDROOM HOUSE TO THE MARKET. A refurbished 2 bedroom end of terraced property with fully fitted kitchen/dining room, separate lounge, downstairs cloakroom; 2 double bedrooms and a family bathroom upstairs. The property has gas central heating, double glazing and a good sized garden to the rear. The property is situated within easy reach of Banstead High Street. Available on an unfurnished basis.

£1,850 PCM Unfurnished



FRONT DOOR

Giving access to:

OPEN PLAN LOUNGE/KITCHEN

LOUNGE AREA

Wood effect flooring. Feature brick fireplace and radiator.

KITCHEN AREA

5.18m x 3.61m (17'0 x 11'10)

Gas hob with extractor above and oven below. Sink drainer stainless steel sink unit with mixer tap. Washing machine. Integrated fridge freezer. Work surfaces with both base and eye level cupboards. Radiator, downlighters and door giving access to the rear garden.

CLOAKROOM

2 x obscured windows. Wash hand basin with cupboards below. Low level WC. Ceramic tiles to floor, radiator and downlighters.

RECEPTION ROOM

3.89m x 3.40m (12'9 x 11'2)

Double glazed sash windows with front aspect. Feature fireplace with tiles. Wood effect flooring.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

4.27m x 3.35m (14'0 x 11'0)

Double glazed sash windows with front aspect. Radiator. Feature fireplace.

BEDROOM TWO

3.71m x 2.44m (12'2 x 8'0)

Double glazed sash window to rear. Feature fireplace and radiator.

BATHROOM

Obscured glazed window. Panel bath with shower over and shower screen. Pedestal wash hand basin. Low level WC. Heated towel rail. Downlighters. Part tiled walls. Ceramic tiles to floor.

OUTSIDE

REAR GARDEN

There is a patio area immediately to the rear of the property with a pathway leading to the end of the garden. The remainder of the garden is laid to lawn.

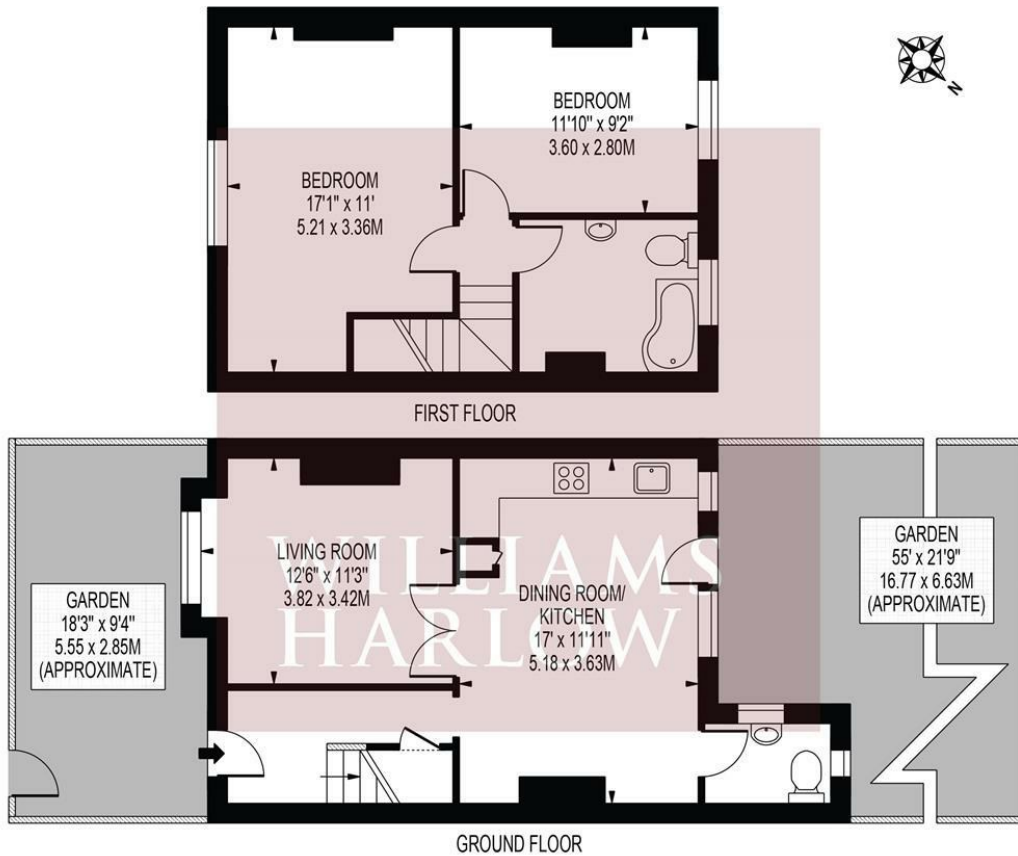
COUNCIL TAX

Council Tax Band D (£2,339.35) 2024 / 25



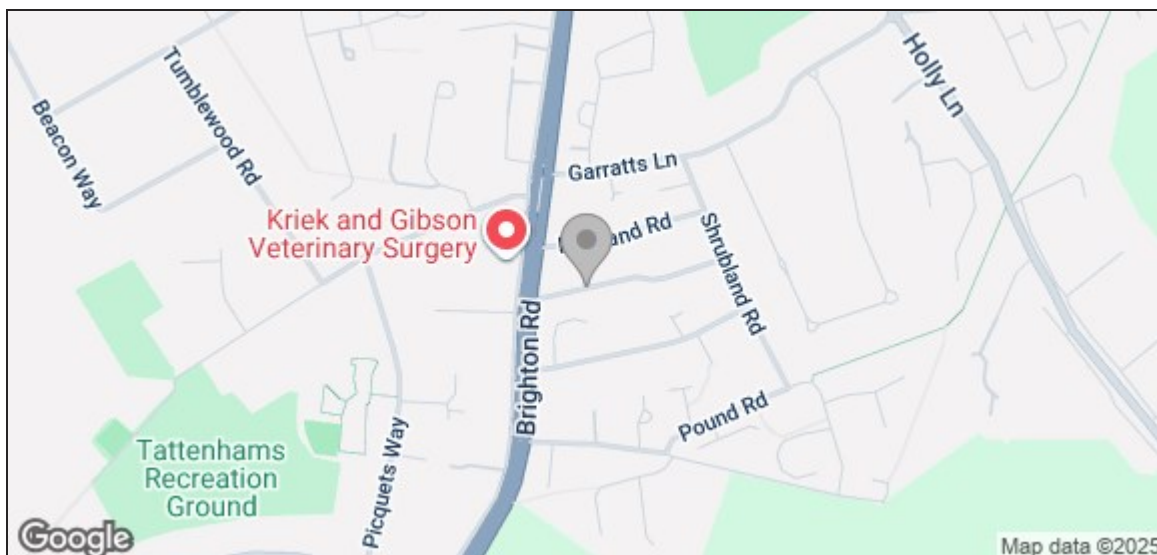
FERNDALE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 828 SQ FT - 76.96 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) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		