

**WILLIAMS  
HARLOW**

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## Ferndale Road Banstead, Surrey SM7 2EX

A rare opportunity to acquire a double fronted turn of the century detached home requiring some modernisation but affording the prospective purchaser the opportunity of extending and improving (STC). The property has **FOUR RECEPTION ROOMS, THREE DOUBLE BEDROOMS**, parking for 3-4 vehicles and **SOUTHERLY** aspect rear garden. **SOLE AGENTS. NO ONWARD CHAIN**

£599,950 - Freehold





## FRONT DOOR

Part glazed front door, outside coach lamp, giving access through to the:

## ENTRANCE HALLWAY

3.99m x 1.83m (13'1 x 6'0)

Open tread staircase rising to the first floor. Wood effect flooring. Radiator. Cupboard housing circuit breakers.

## LOUNGE

3.68m x 4.70m (12'1 x 15'5)

Attractive bay window to the front. Coving. Radiator. Fireplace feature with wooden surround, wrought iron inner with inset gas flame effect fire.

## DINING ROOM

2.69m x 2.95m (8'10 x 9'8)

Serving hatch through to the kitchen. Radiator. Coving. Sliding patio doors giving access through to the:

## CONSERVATORY

2.67m x 2.84m (8'9 x 9'4)

Full height windows to the side enjoying a pleasant outlook over the rear garden. Double opening French doors to the rear.

## SITTING ROOM

3.07m x 4.67m (10'1 x 15'4)

Attractive bay window to the front. Wrought iron fireplace with open fire and tiled hearth. Coving. Radiator.

## KITCHEN

3.05m x 3.05m (10'0 x 10'0)

Roll edge work surfaces incorporating stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with spaces for various free standing appliances. Eye level cupboards. Part tiled walls. Window to the rear. Tiled floor. Doorway providing access through to:

## INNER LOBBY

3.05m x 0.81m (10'0 x 2'8)

Tiled floor. Access to loft void.

## UTILITY ROOM

3.05m x 1.98m (10'0 x 6'6)

Glazed door and window providing rear access. Work surface below which there is space for two domestic appliances. Built in cupboards. Shelving. Radiator. Tiled floor.

## DOWNSTAIRS WC

WC. Obscured glazed window to the side. Tiled flooring.

## BATHROOM

White suite comprising of a panel bath. Separate shower. Wash hand basin with cupboard below. Low level WC. Shaver point. Heated towel rail. Obscured glazed window to the rear. Tiled walls and tiled floor.

## FIRST FLOOR ACCOMMODATION

## LANDING

Reached via a turn staircase with half landing. Access to loft void. Window to the front. Radiator.

## BEDROOM ONE

3.07m x 4.06m (10'1 x 13'4)

Measured to the face of a comprehensive range of built in wardrobes providing useful hanging and storage. Coving. Radiator. Double aspect with window to front and rear.

## BEDROOM TWO

3.96m x 3.07m (13'0 x 10'1)

Double aspect room with window to the front and rear. Radiator.

## BEDROOM THREE

3.05m x 3.05m (10'0 x 10'0)

Built in wardrobes. Storage cupboards, one housing the gas central heating boiler. Access to small loft void. Dressing table. Window to the rear. Radiator.

## OUTSIDE

### FRONT

Predominantly laid to hard standing providing off street parking spaces with a low rise brick retaining wall marking the front boundary. There is an additional off street parking space to the side. A wrought iron side gate gives access to the:

### SOUTHERLY ASPECT REAR GARDEN

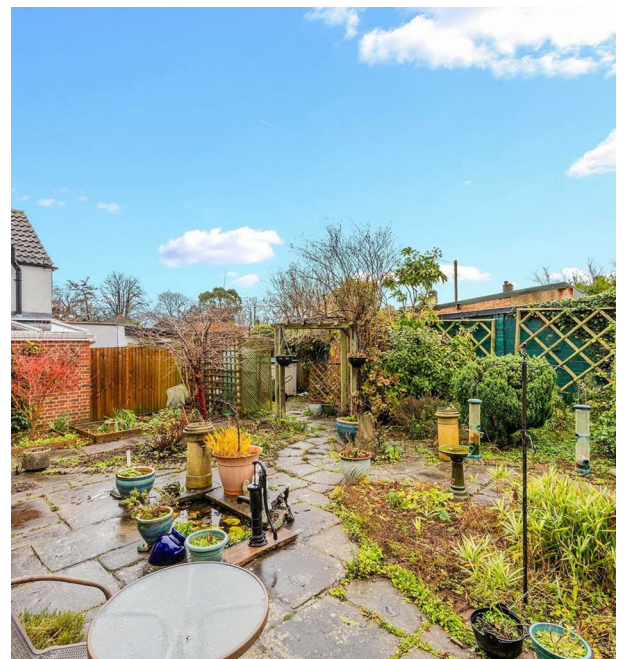
11.40m x 13.49m approximately (37'5 x 44'3 approximately)

The principally paved for ease of maintenance and comprises of paved areas, covered pergolas, flower/shrub borders, some small ornamental garden trees and ornamental garden pond. There is also a small vegetable growing area and small wooden garden shed.

### COUNCIL TAX

Reigate & Banstead BAND E £2,732.11 2023/24





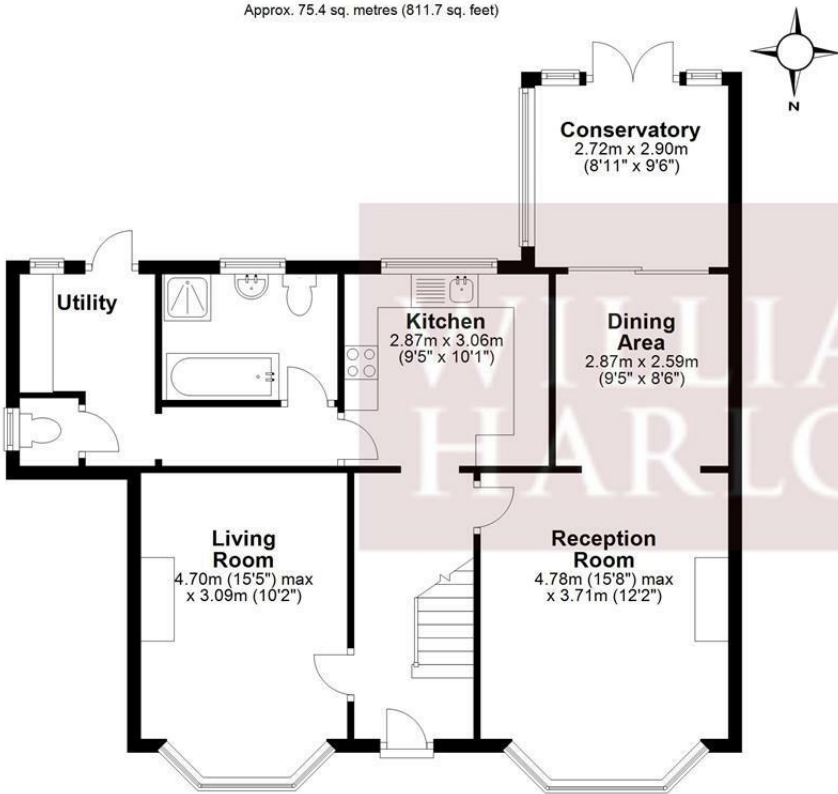


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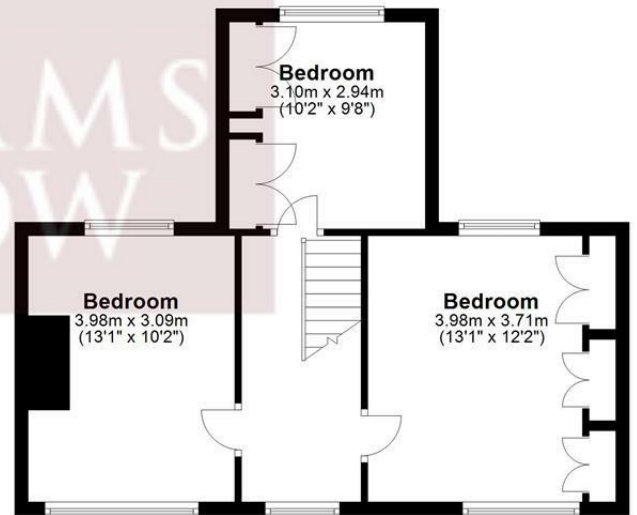
**Ground Floor**

Approx. 75.4 sq. metres (811.7 sq. feet)

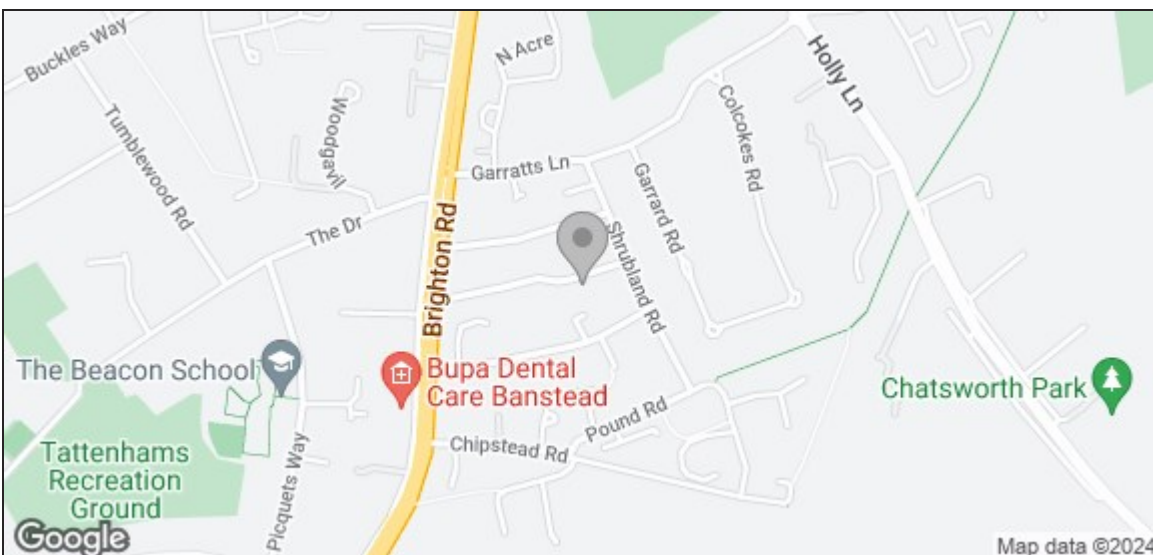


**First Floor**

Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 119.8 sq. metres (1289.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	81
England & Wales		EU Directive 2002/91/EC	