

Ferndale Road Banstead, Surrey SM7 2EX

With a southerly aspect garden extending to 100 feet approximately, this turn of the century cottage has been immaculately presented by the current owner and offers period features throughout. The property has attractive front and rear gardens, double glazing, gas central heating, well fitted kitchen and a first floor bathroom. The property is within easy reach of Banstead Village with a range of High Street shopping facilities and local transport connections. **SOLE AGENTS**

£525,000 - Freehold



FRONT DOOR

Replacement part glazed front door under period full width canopy with outside lighting, giving access through to the:

ENTRANCE HALLWAY

Part panelled walls. Cupboard housing meters and circuit breakers. Obscured glazed window to the side. Radiator.

LOUNGE

Window to the front with fitted shutters. Fireplace feature. Wood effect flooring. Radiator.

DINING ROOM

Continuation of the matching wood effect flooring. Window to the rear. Coving. Fireplace feature with wooden surround and an inset gas flame effect fire. Radiator. Part panelled walls to the recess under the staircase.

KITCHEN

Roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. Cupboards and drawers below the work surface with spaces for under counter fridge, under counter freezer, cooker and washing machine. Integrated dishwasher. A range of eye level cupboards. Chimney extractor. Wall mounted gas central heating boiler. Part tiled walls. Tiled floor. Window to the rear. Obscured glazed window to the rear. Connecting door to the side. Useful full height cupboard.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a straight staircase to a good sized landing. Obscured glazed window to the side. Thermostat for the central heating.

BEDROOM ONE

Window to the front with fitted shutters. Fitted wardrobe providing useful storage with further storage cupboard above. Radiator.

BEDROOM TWO

Window to the rear. Radiator. Coving.

BATHROOM

Well fitted comprising of a white suite. Panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Obscured glazed window to the rear. Radiator. Wood effect flooring. Half height tiled walls. Ceiling mounted extractor. Radiator. Airing cupboard.

OUTSIDE

FRONT

The property has an enclosed attractive front garden mainly laid to shingle for ease of maintenance with a pathway providing access to the front door. This area is covered by a full width original canopy. There is a half height fence to the front marking the front boundary.

SOUTHERLY ASPECT REAR GARDEN

30.48m approximately (100'0 approximately)

There is a patio expanding the immediate rear width which also returns back to the side of the property to the rear of the dining room window. The outside patio has outside lighting and outside tap. Two thirds of the garden is laid to level lawn flanked by mature flower/shrub borders and stepping stone path along the centre. To the rear of the garden there is a children's play area and a raised bed for vegetable growing with a centrally position Cherry tree and a wooden garden shed. The garden enjoys a good degree of privacy and a direct southerly aspect.

COUNCIL TAX

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

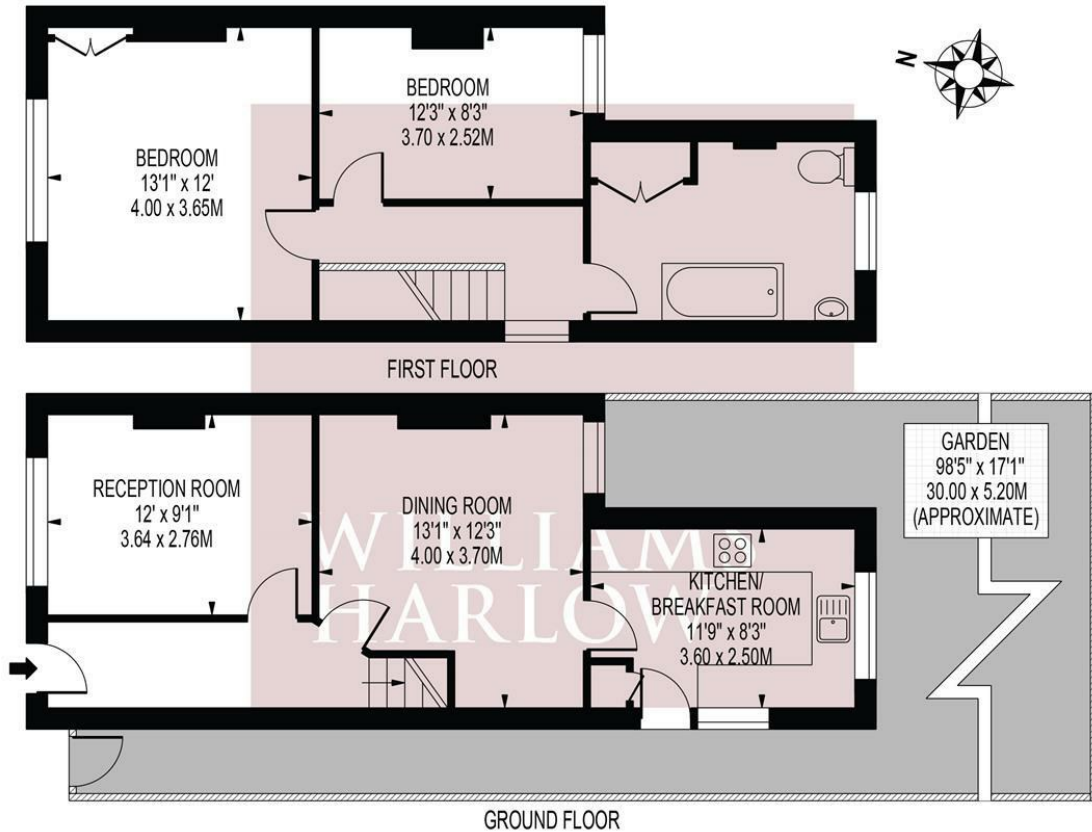


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**WILLIAMS
HARLOW**

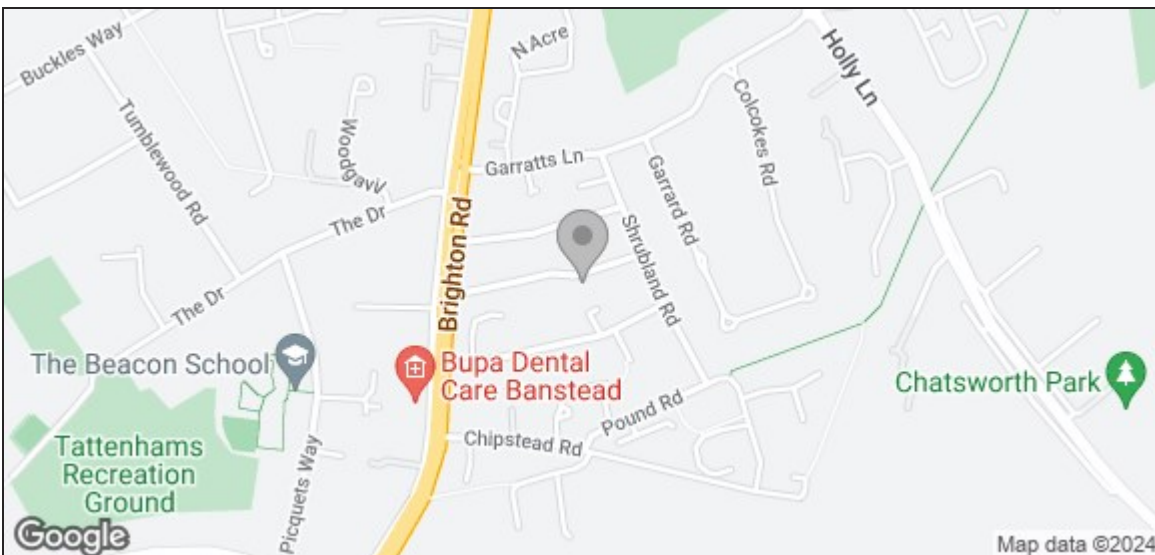
FERNDALE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 866 SQ FT - 80.50 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		82
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	