

Ferndale Road Banstead, SM7 2EX

A THREE bedroom mid-terrace house set in a popular location, close to Banstead village. The property features a sitting room with an open fireplace, a bright and spacious dining room to an open-plan kitchen that opens onto a good size SOUTHERLY ASPECT rear garden of 113' approximately. Upstairs there is a modern bathroom and three bedrooms. Viewing is recommended. SOLE AGENTS

Offers In Excess Of £500,000 - Freehold



OUTSIDE

A canopied entrance porch with part glazed front door leading to

ENTRANCE HALL

Radiator, downlighters, straight staircase to first floor

LOUNGE

Coving, double glazed window to front, working cast iron fireplace feature with tiled heath, fitted shelving and cupboards

DINING ROOM

Coving, downlighters, radiator, double glazed window and storage cupboard, opening leading into -

KITCHEN

With a range of wall and base units with roll edge worksurface, four ring gas hob with extractor above, stainless steel one and a half bowl sink and drainer, space for dishwasher and washing machine, integrated oven, double glazed French doors, tiled floor and eye level cupboards one housing the gas boiler for the central heating system.

LANDING

Coving , downlighters and loft hatch

BEDROOM ONE

Coving, window, radiators and built in wardrobes

BEDROOM TWO

Coving, window to rear and radiator

BEDROOM THREE

Downlighters, coving, window to rear and radiator

BATHROOM

Low level WC, panelled bath, wash hand basin with vanity cupboard, heated towel rail, extractor, part tiled walls, tiled floor, downlighters and shaver point

FRONT

Small attractive front garden with pathway to the front door, various flower and shrub borders

SOUTHERLY REAR GARDEN

34.44m (113)

Patio to the immediate rear, with the remainder to lawn with an array of flower and shrub borders. There is also a summerhouse at the rear

COUNCIL TAX

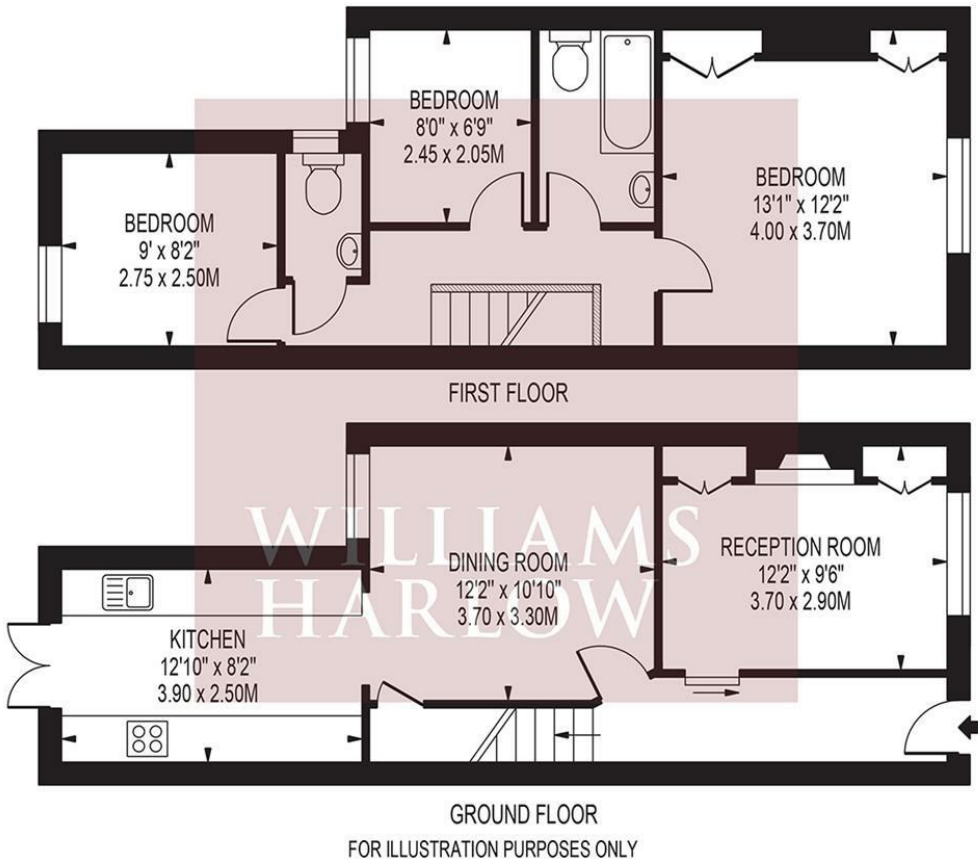
Reigate & Banstead BAND D £2,339.35 2024/25



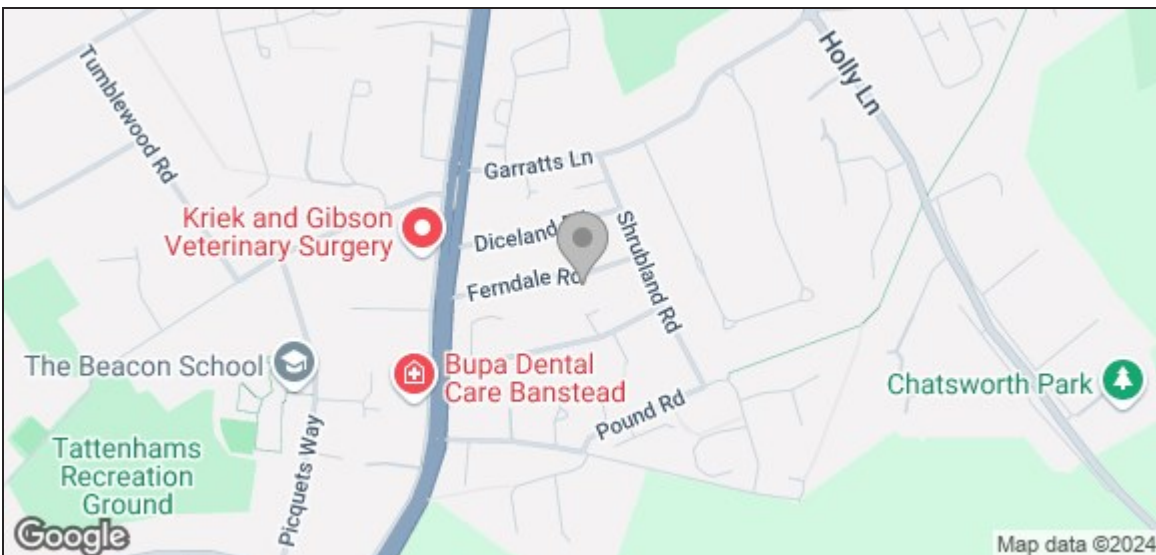
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FERNDALE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 877 SQ FT - 81.50 SQ M



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	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	