

## Ferndale Road Banstead, Surrey SM7 2EX

An opportunity to acquire this turn of the century DETACHED house offering THREE DOUBLE bedrooms, two bathrooms and a SOUTHERLY ASPECT REAR GARDEN extending to approximately 135 feet. The property has a lounge/dining room, kitchen/breakfast room and is presented to the market in exceptional condition with a wealth of character features throughout. All is within walking distance of Banstead Village which offers a range of shopping facilities, transport connections and good local schools. SOLE AGENTS.

Asking Price £650,000 - Freehold



## FRONT DOOR

Replacement front door with fantail window. Outside coach lamp.  
Giving access through to:

## ENTRANCE HALL

Wooden flooring. Radiator. Window to side. Downlighters. Opening through to:

## LOUNGE

3.68m x 3.71m (12'1 x 12'2)

New double glazed sash style windows with fitted shutters.

Attractive bay window to the front. Original floorboards. Radiator.  
Fireplace feature with wrought iron fireplace with ornate tiles and wooden mantle. Opening through to:

## DINING ROOM

5.44m x 3.07m (17'10 x 10'1 )

Window to side. Understairs storage cupboards. Stairs to the first floor. Downlighters. Continuation of the original floorboards.

Double glass doors opening through to:

## KITCHEN/BREAKFAST ROOM

6.25m x 5.18m maximum (20'6 x 17'0 maximum)

Double opening, double glazed French doors with double glazed windows either side and further double glazed window to the side enjoying a pleasant outlook over the rear garden. The kitchen has been tastefully re-fitted to comprise work surfaces to incorporate an enamel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with space for a dual fuel range cooker with chimney extractor above. Integral dishwasher. Range of eye level display cabinets. Central island. Space for an American style fridge freezer. Skylight window. 2 x radiators. Wooden flooring.

## SHOWER ROOM

Large fully enclosed shower cubicle. Low level WC. Wash hand basin with mixer tap below which there are utility cupboards suitable for both washing machine and tumble dryer. Wall mounted extractor. Heated towel rail. Tiled floor. Radiator. Downlighters.

## FIRST FLOOR ACCOMMODATION

### LANDING

Reached by a turn staircase with an attractive original balustrade. Window to side. Downlighters. Access to loft void.

### BEDROOM ONE

3.66m x 3.68m (12'0 x 12'1)

New double glazed sash style window with fitted shutters to front. Radiator. Fireplace feature. Downlighters. Wooden flooring.

### BEDROOM TWO

3.61m x 3.15m (11'10 x 10'4)

Window to rear. Radiator. Wooden flooring.

### BEDROOM THREE

2.54m x 2.67m (8'4 x 8'9)

Window to the rear. Radiator. Linen cupboard.

## RE-FITTED BATHROOM

Freestanding bath with floor mounted mixer tap and shower attachment. Low level WC with concealed cistern. Wash hand basin with vanity cupboards both below and to the side. Medicine cabinet. Fully tiled walls and tiled floor. New obscured double glazed sash style window with shutters to the front. Downlighters. Heated towel rail.

## OUTSIDE

### FRONT

There is a small front garden which is tastefully hard landscaped. There is pathway to the side of the property which gives access to the rear garden. There is an outside wall mounted double electric socket to the side access/rear garden.

### SOUTHERLY ASPECT REAR GARDEN

41.15m x 6.10m approximately (135'0 x 20'0 approximately)

The property has a significantly larger garden than most other properties within the area. Immediately to the rear there is a well laid patio expanding the rear benefitting from recess lighting into a roof overhang. Outside tap. The remainder of the garden is mainly laid to level lawn with various flower and shrub borders and some mature trees. Towards to the end of the garden there is a metal garden shed laid to a hardstanding. The garden enjoys a southerly aspect with a good degree of privacy.

### SOLAR PANELS/BOILER

Located on the roof - all paid and no outstanding finance.

A new combi boiler was installed in 2023.

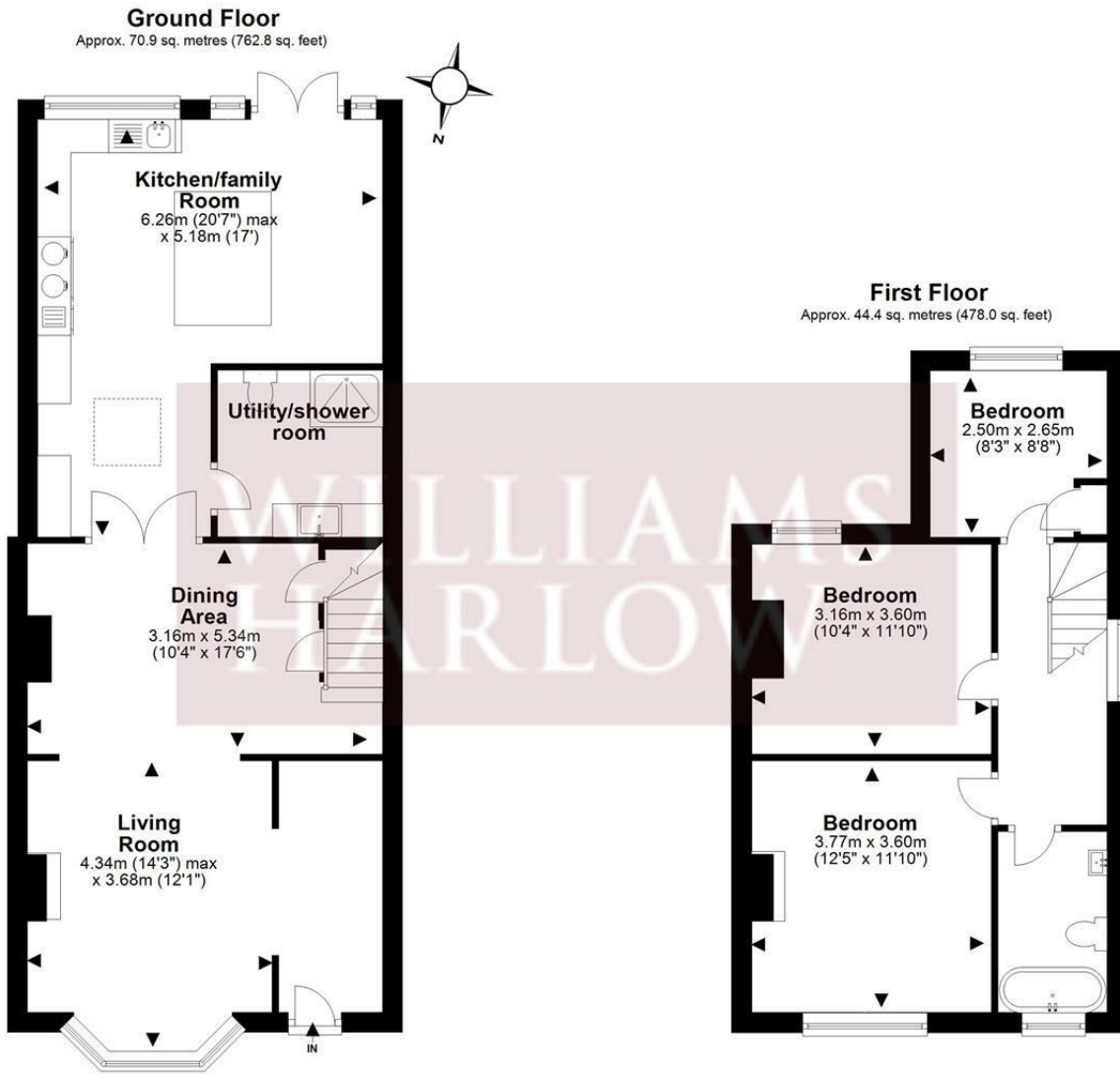
### COUNCIL TAX

Reigate & Banstead BAND E £2,859.20 2024/25

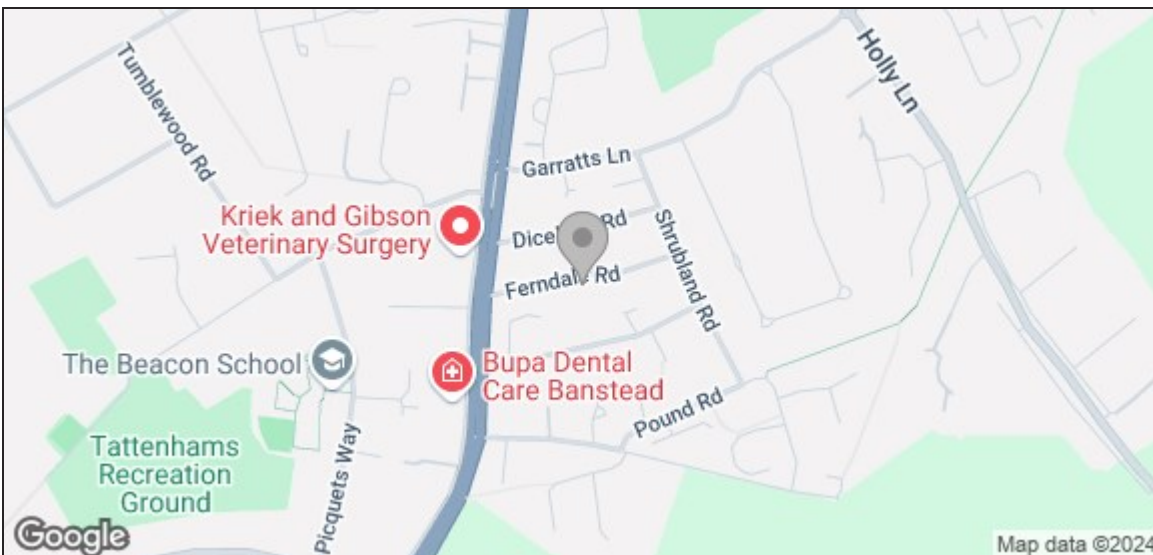


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**WILLIAMS  
HARLOW**



Total area: approx. 115.3 sq. metres (1240.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B	79	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	