



Ferndale Road, Banstead

The **PERSONAL** Agent

£475,000

Freehold

- 1025 sq ft property
- Semi detached house
- Two double bedrooms
- 26'5 x 11'1 Living / Dining room
- 11'7 x 7'2 Kitchen
- 11'1 x 6'11 Conservatory
- South facing rear garden
- 18' x 10' Summer house
- No onward chain

The Personal Agent are delighted to offer for sale this 1025 sq ft two double bedroom semi detached property with a south facing rear garden. The property benefits from being within walking distance of Banstead village and offered for sale with no onward chain.

The property consists of a 26'5 x 11'1 Living/Dining room with access to the first floor. A kitchen opening to a Conservatory which has french doors to the south facing rear garden. On the first floor there are



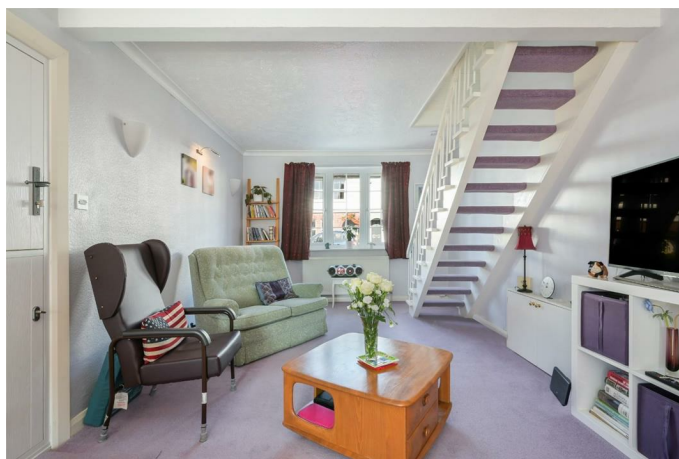
two double bedrooms and a main bathroom. Outside there is parking for one car to the front, A south facing rear garden with a 18' x 10' Summer house.

Banstead village is a short walk away and offers an array of shops and restaurants. For the golf enthusiasts, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by.

Horse Riding schools and stabling can be

found in Kingswood, Chipstead, Tadworth and Walton on the Hill. With many well regarded schools close by and easy access to the M25, Banstead is growing more popular by the day.

Tenure - Freehold
Tax Band: D

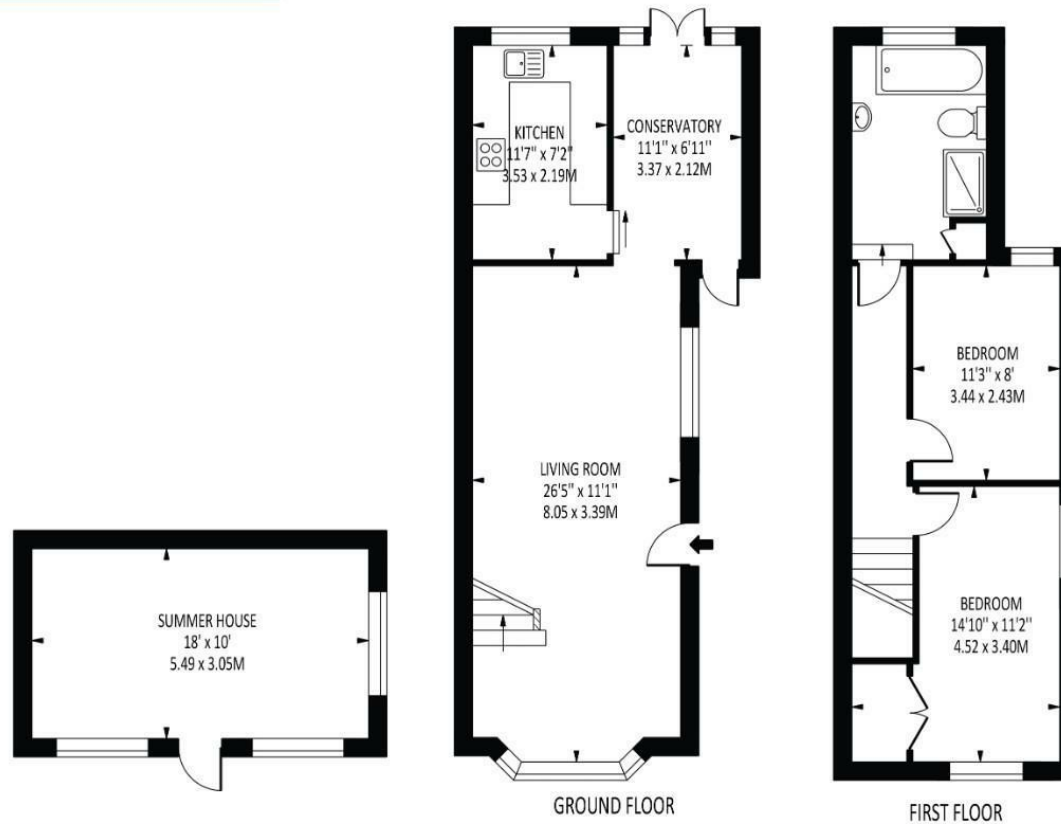




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Total Area: 1025 SQ FT • 95.23 SQ M
(Including Summer House)
Summer House Area : 184 SQ FT • 17.05 SQ M



Disclaimer: 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 of 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	62	84
(81-91) B		
(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

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The
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Agent

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

