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for sale

Victorian cottage with untold potential

exclusive to

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# Ferndale Road Banstead SM7 2EX

Banstead Village 1/2 mile  
London by rail 40 minutes from Banstead  
or change at Sutton 25 minutes  
M25 (Junction 8) 5 miles  
*All times and distances are approximate*

A handsome semi-detached period cottage in the centre of Banstead Village with a wealth of original features along with excellent potential for further enhancements.

- | Hallway
- | Sitting room
- | Dining room
- | Kitchen
- | Conservatory
- | Downstairs cloakroom
- | Two double bedrooms
- | Bathroom
- | Private garden

Price £450,000







On this popular residential road, within close proximity of Banstead high street, is this charming two bedroom semi-detached Victorian home, boasting a wealth of timeless original features. The property showcases two spacious bedrooms, both with built-in wardrobes and serviced by a family bathroom. Downstairs there are two generous reception rooms, leading to a kitchen and conservatory with access to the mature, private garden. With the benefit of having excellent potential to extend and the potential to add off-street parking (STPP), a viewing is highly recommended to see what this property has to offer.

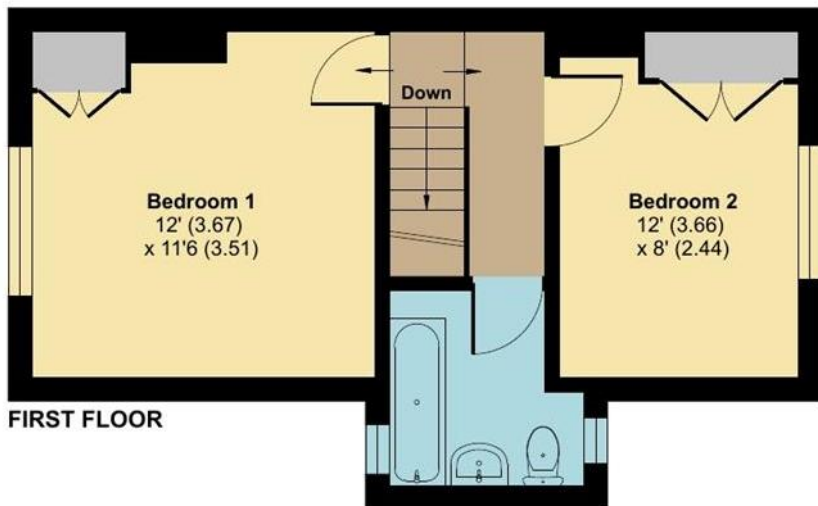


Located within walking distance to Banstead village with it's high street shopping. There is a good selection of local shops including Marks and Spencer Simply Food, Waitrose and Tesco Express together with a variety of restaurants and Banstead Library. Bus services from the village are available to neighbouring towns including Sutton, Epsom and Reigate. The A217 provides an arterial route to the M25 at Junction 8 (Reigate Hill). The open spaces of Lady Neville Park, Banstead Woods and Nork Park are also nearby.

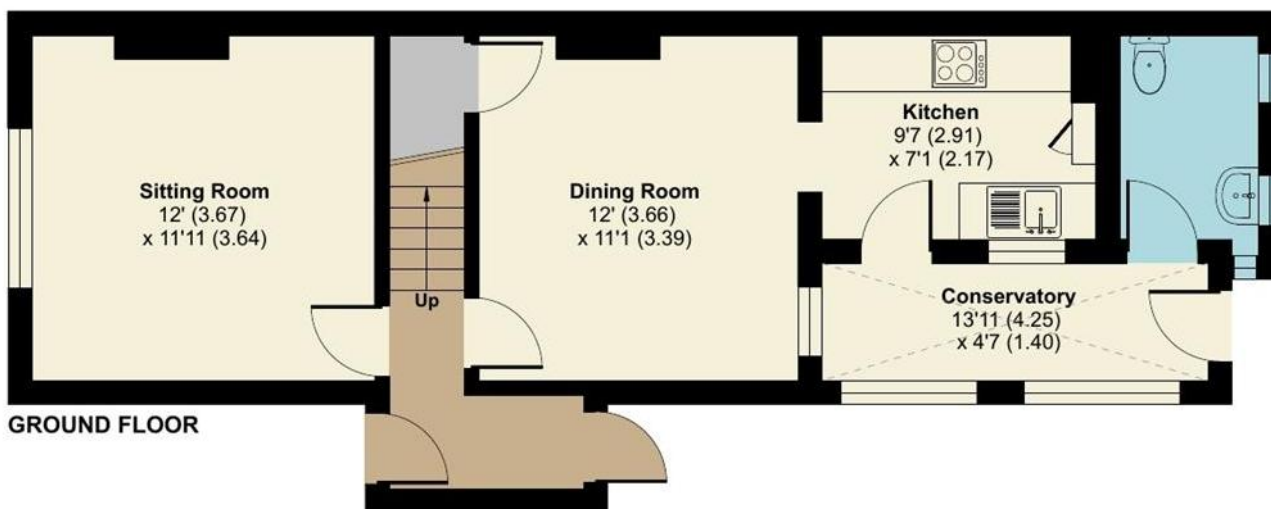
Two double bedrooms | A wealth of original features | No onward chain | Excellent potential for further enhancements (STPP) | Within walking distance of Banstead High Street | Generous mature garden | Easy access to the A217







**TOTAL FLOOR AREA**  
**879 SQ FT / 81.6 SQ M**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	76 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold  
Local Authority: Reigate and Banstead Borough Council  
Council Tax Band: D  
All mains services  
FFTP Broadband Available  
*To the best of our knowledge on production of this brochure*

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Viewing  
Please call us to arrange  
a viewing appointment

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