



The **PERSONAL** Agent

Ferndale Road, Banstead
£445,000

Ferndale Road

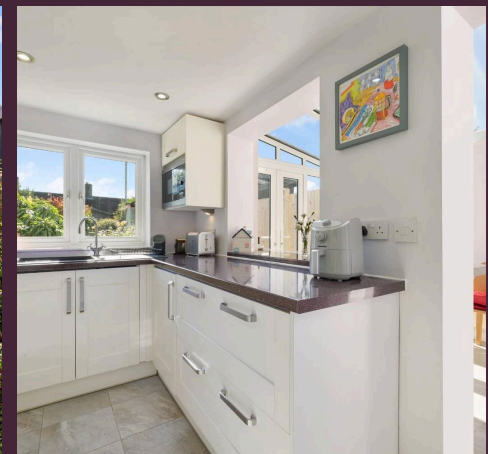
Banstead

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

This delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,025 square feet, the property features two spacious double bedrooms, making it an ideal home for couples, small families, or those seeking a peaceful retreat.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed to maximise natural light, creating a warm and welcoming atmosphere throughout. The property also boasts a well-appointed bathroom, ensuring all your essential needs are met.

One of the standout features of this home is its south-facing rear garden, which offers a lovely outdoor space to enjoy the sunshine and fresh air. Whether you envision hosting summer barbecues or simply unwinding with a good book, this garden is sure to become a cherished part of your daily life.





Description

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. Conveniently located within walking distance of Banstead village, residents will appreciate the easy access to a variety of local shops, cafes, and amenities. The property is offered for sale with no onward chain, allowing for a smooth and hassle-free purchase process. This charming house on Ferndale Road presents an excellent opportunity for those looking to settle in a desirable area. With its appealing features and prime location, it is not to be missed. We invite you to come and explore the potential of this lovely home.



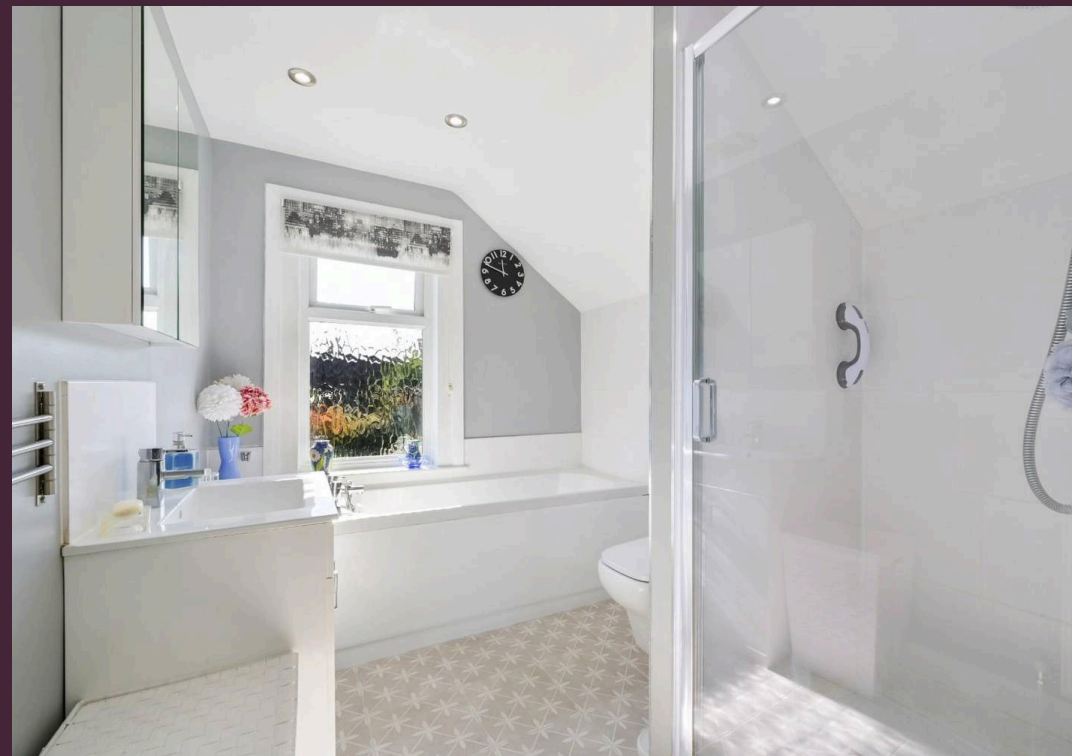
Banstead village is a short walk away and offers an array of shops and restaurants. For the golf enthusiasts, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood,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

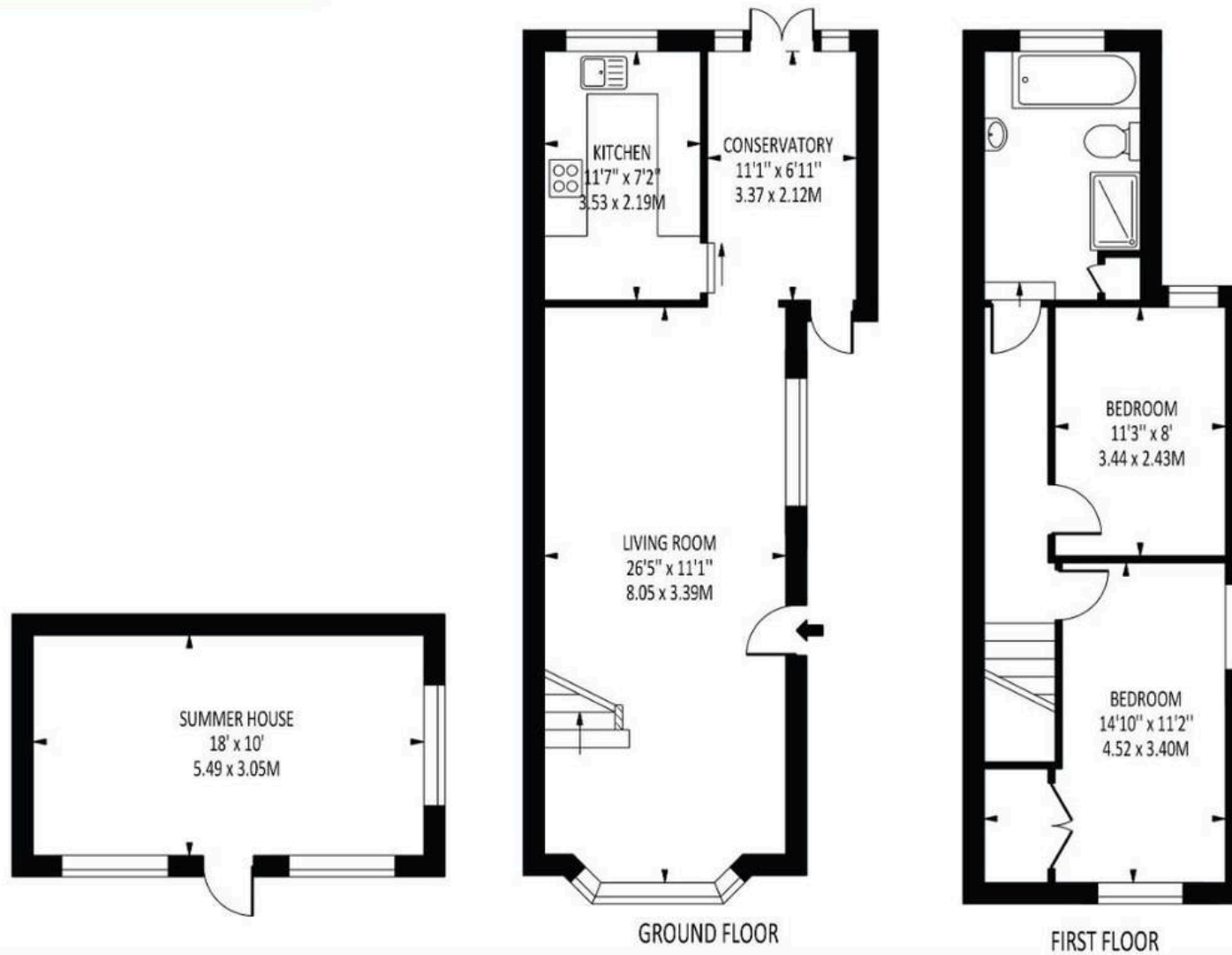
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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.



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