



Recently refurbished to a high standard

exclusive to

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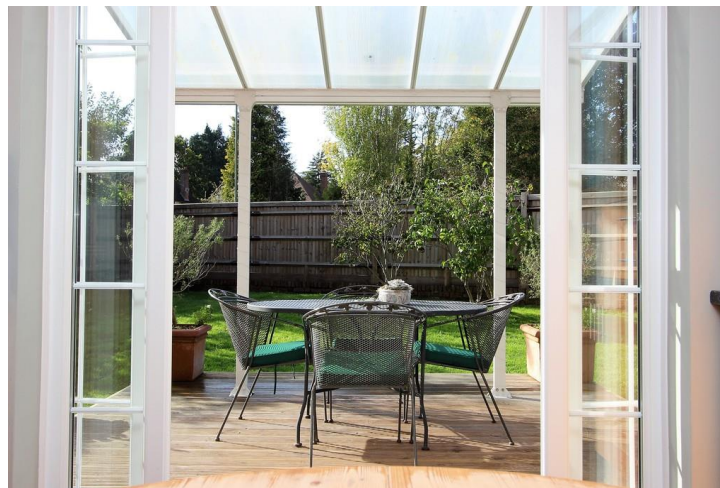
Ferndale Road Banstead SM7 2EX

Banstead Village 0.5 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 bright and spacious four bedroom detached home which has been beautifully refurbished throughout. Situated within walking distance of Banstead high street with a west-facing private garden, An internal viewing is highly recommended to avoid disappointment.

- | Entrance Hall
- | Reception Room
- | Kitchen-Dining Room
- | W/C
- | Four Bedrooms
- | En-Suite Shower Room
- | Private Garden
- | Garage
- | Off-Street Parking

Offers in Excess of £650,000





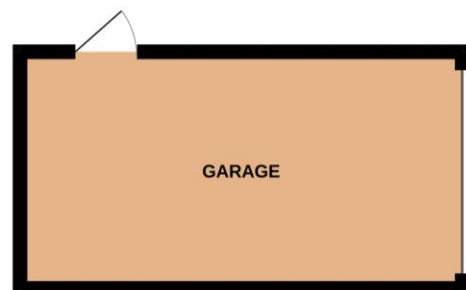
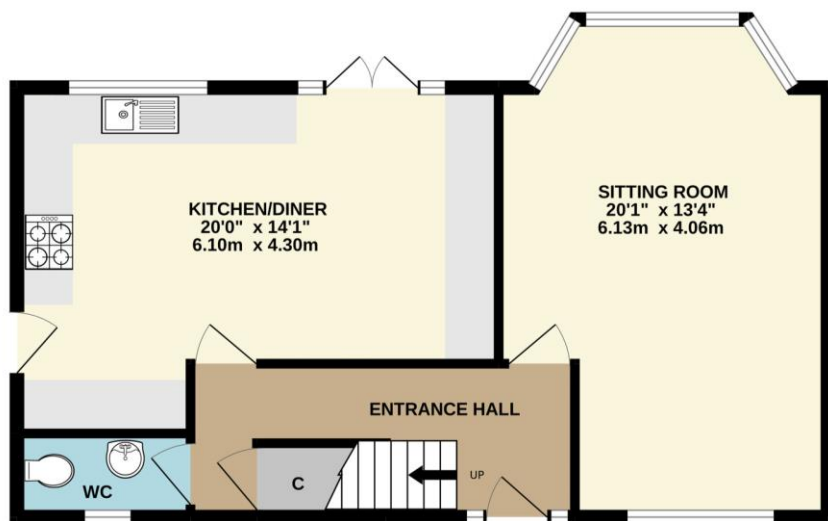
Convenient village location, within a short walk to the High Street with restaurants and shops including Marks and Spencer Simply Food and Waitrose Supermarket. There is an excellent choice of schooling in this vicinity and the open spaces of Nork Park and Lady Neville Recreation Ground with Park Café are also nearby. There are bus services from the village to neighbouring towns including Epsom, Sutton and Reigate.

This substantial detached family home has been restored and enhanced by the current owner, internally the property has recently been attentively refurbished making it ideally suited to modern living. There is a contemporary and open-plan kitchen - dining room benefiting from an abundance of storage, a stylish dual-aspect reception room, four spacious bedrooms with en-suite to principal bedroom and a contemporary family bathroom. In addition to this there is a secluded private garden, single garage and off-street parking. A viewing of this property is highly recommended.

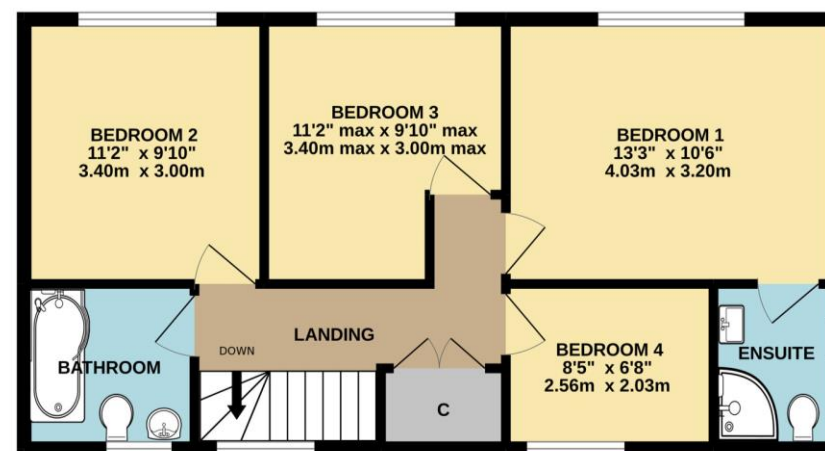


Fully Fitted Kitchen | Modern and Contemporary Throughout
 | West-Facing Garden | Off-Street Parking | Principal Bedroom With En-Suite
 | Separate Garage | Within The Catchment Area Of Some Excellent Schools
 | A Short Distance To Banstead High Street | Downstairs W/C | Easy Access to M25





TOTAL FLOOR AREA
1,334 SQ FT / 130.9 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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Viewing
Please call us to arrange
a viewing appointment

1 Waterhouse Lane
Kingswood
01737 360000

2 High Street
Banstead
01737 363333

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