



Fiddicroft Avenue, Banstead

The **PERSONAL** Agent

Guide Price £950,000

Freehold

- Chain free
- Detached house
- Three bedrooms
- Two reception rooms
- Separate kitchen and utility room
- Downstairs cloakroom
- Garage
- Private driveway for two cars
- South facing rear garden
- 1590 sq ft property

This splendid three bedroom detached house is located on Fiddicroft Avenue, in the charming area of Banstead. This delightful property offers a perfect blend of comfort and convenience, making it an ideal family home.

Upon entering, you will find two spacious reception rooms, which provide ample space for both relaxation and entertaining. These well-proportioned areas are perfect for family gatherings or quiet evenings in. The standout feature of this home is undoubtedly the south facing rear garden, which basks in sunlight throughout the day. This serene outdoor space is perfect for gardening enthusiasts or those who simply enjoy the pleasures of outdoor living. It offers a wonderful setting for summer barbecues, a safe area for children to play, or a peaceful retreat to unwind after a long day.

One of the key advantages of this property is its prime location, being conveniently situated within walking distance of Banstead village, where you will find a delightful array of shops, cafes,



and local amenities. This ensures that everything you need is just a short stroll away, enhancing the overall convenience of daily life.

Furthermore, the property is offered with no onward chain, allowing for a smooth and straightforward purchasing process. This charming detached house on Fiddicroft Avenue is a rare find and is sure to attract considerable interest.

Downstairs the property comprises a hallway, two reception rooms which are ideal for a dining and living room, which has access to a conservatory, and a separate kitchen with side access to a utility room and downstairs cloakroom. On the first floor there are three bedrooms, two of which have a view of the rear garden and a main bathroom. There is a garage and a driveway for two cars.

The property is just a short walk from the heart of the village with its excellent High Street shopping that includes a Waitrose

Supermarket and the M&S Simply Food store. The village also has numerous high quality cafes and restaurants. Nearby the open spaces of Banstead Downs provide beautiful walks and cycling routes and Oaks Park and Epsom Downs are also easily reached. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8) and there are rail services at Banstead Station some 1.5 miles away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.

Tenure - Freehold
Council Tax Band - G

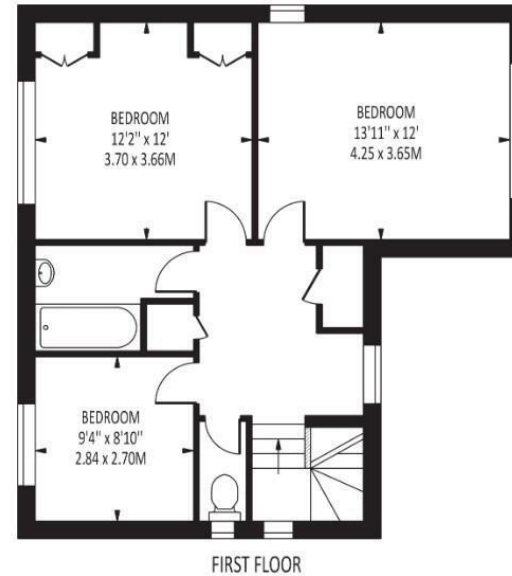
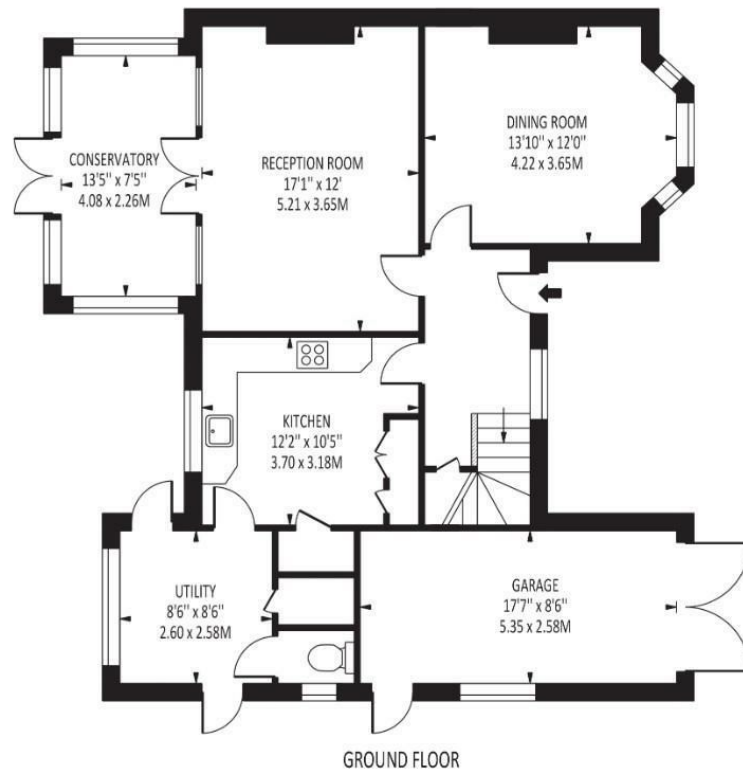




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Fiddicraft Avenue

Total Area: 1590 SQ FT • 147.75 SQ M
(Including Garage)
Garage Area : 149 SQ FT • 13.80 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	76
England & Wales		
EU Directive 2002/91/EC		

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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