



Fiddicroft Avenue, Banstead

The PERSONAL Agent

# Offers In Excess Of £1,200,000 Freehold

- Prestigious Location Close To Village
- Stunning Detached Residence
- Four Double Bedrooms
- Excellent Kitchen / Dining Room
- Utility Room & Cloakroom
- Wonderful Large Landscaped South Facing Rear Garden
- Master Bedroom With En suite Room
- Family Bathroom
- Private Gated Driveway
- Garage

Set in the prestigious location minutes from Village amenities, this exquisite four bedroom detached house in Banstead presents an exceptional opportunity for those seeking a family home that combines elegance with practicality.

The property boasts a wonderful entrance hall with original panelling and flooring, two generously sized reception rooms, providing ample space for both relaxation and entertaining guests. These inviting areas are perfect for family gatherings or quiet evenings, complemented by a stylish kitchen and dining room that enhances the heart of the home. There is also potential with a large boarded loft which would be suitable for a loft conversion STPP.

One of the standout features of this residence is the landscaped south facing rear garden, which enjoys abundant sunlight throughout the day. This tranquil outdoor space is ideal for gardening enthusiasts and those who appreciate the joys of al fresco living. Whether you envision summer barbecues, a safe play area for children, or a peaceful retreat to unwind, there is



also a useful insulated summer house with power and garden shed.

The prime location of this property is another significant advantage, as it is conveniently situated within walking distance of Banstead village. Here, you will discover a delightful selection of shops, cafes, and local amenities, ensuring that all your daily needs are just a short stroll away. This enhances the overall convenience of life in this charming area.

Downstairs the property comprises of a spacious hallway, two reception rooms which are ideal for a dining and living room, a stunning modern kitchen / dining room with side access to a utility room and downstairs cloakroom. On the first floor there are four bedrooms, three of which have a view of the rear garden and a main bathroom, the Master Bedroom has an en suite. To the front of the property there is a private gated driveway providing off street parking and a garage.

The prime location of this property is another significant advantage, as it is conveniently situated within walking distance of Banstead village. Here, you will discover a delightful selection of shops, (including Waitrose Supermarket and the M&S Simply Food Store), along with numerous high quality cafes and restaurants. This ensures that all your daily needs are just a short stroll away and enhances the overall convenience of life in this charming area.

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

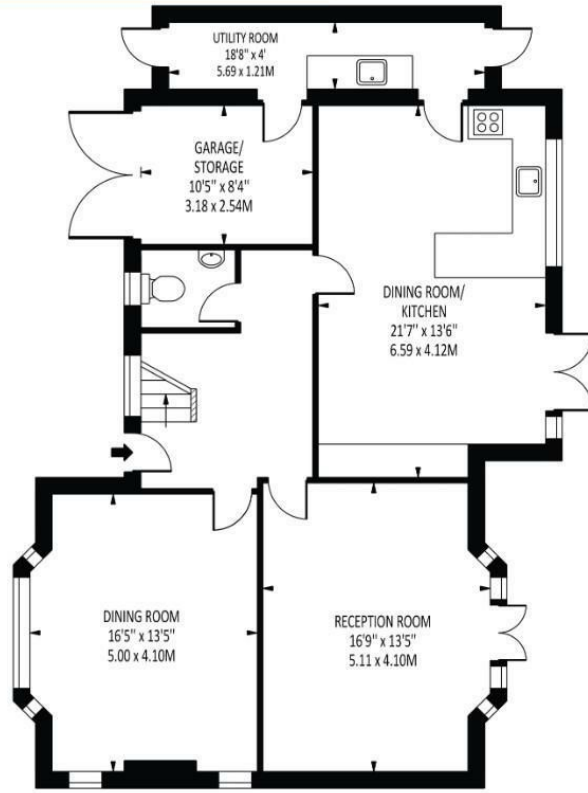




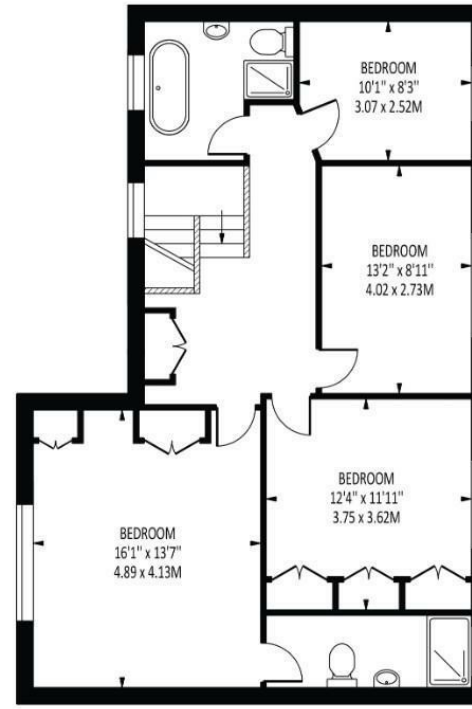
The **PERSONAL** Agent

## Fiddicraft Avenue

Total Area: 1924 SQ FT • 178.77 SQ M  
(Including Garage/ Storage)  
Garage/ Storage Area : 87 SQ FT • 8.08 SQ M



GROUND FLOOR



FIRST FLOOR

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.



The  
**PERSONAL**  
Agent

**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.

