



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





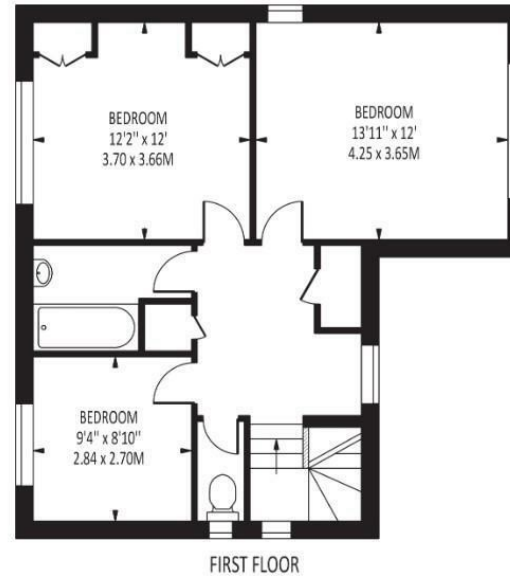
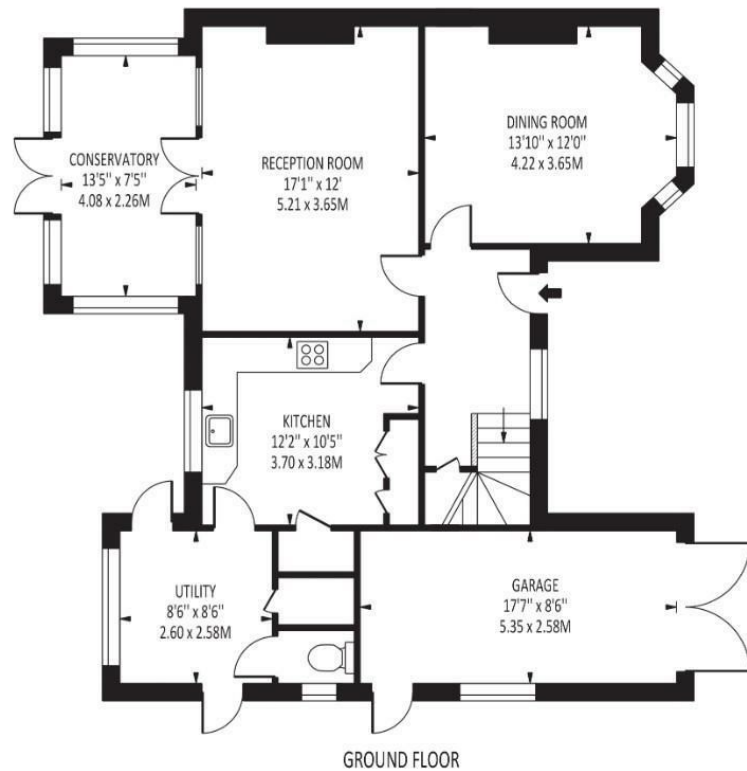




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## Fiddicraft Avenue

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	65	76
England & Wales		
EU Directive 2002/91/EC		

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### TADWORTH & KINGSWOOD OFFICE

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**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.



