



Fiddicroft Avenue, Banstead

The **PERSONAL** Agent

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

- Fiddicraft Avenue
- Heart of Banstead Village
- Four bedrooms
- Detached
- Highly sought after location
- Driveway and garage
- Two receptions rooms
- En-suite to master bedroom
- Downstairs cloakroom
- Separate upstairs W/C

Located in one of Banstead's most premier roads, The Personal Agent are delighted to bring to the market this rare opportunity to acquire a four bedroom detached home, positioned within a stones' throw of Banstead High Street.

Positioned brilliantly in the centre of Banstead Village, this wonderful home is an ideal prospect for a young family, with local schools within easy reach.

The property comprises a spacious entrance hall with access to the downstairs W/C, and doors to, front aspect living room with bay window, feature fireplace with log burner and parquet flooring, rear aspect dining room with door to the garden, feature fireplace and parquet flooring, the kitchen with access to the side of the property comprises a range of eye and base level units with integral hob and eye level oven, with space for further utilities.



On the first floor there are four bedrooms, of which the master bedroom has an en-suite, all served by the family bathroom and an additional W/C.

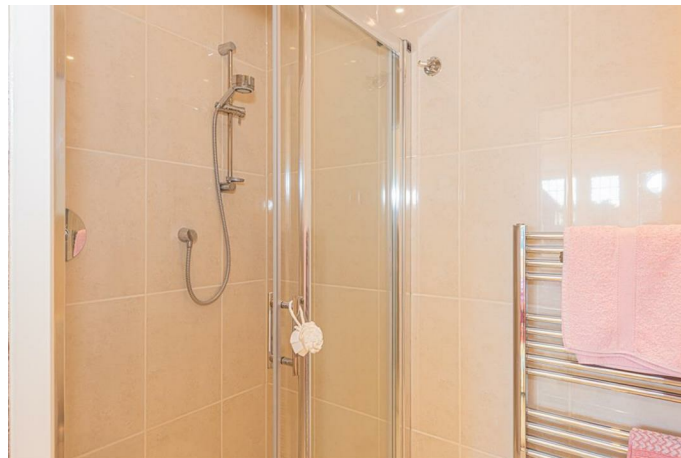
Outside there is ample parking on the driveway, integral garage, and a front lawn area with access to the rear garden via side gates. The rear garden measures approximately 71ft, with a patio area to the rear of the property, ideal for al fresco dining, the remainder of the garden is laid to lawn with mature planting

Further points to mention include; wall insulation, loft insulation, double glazing and gas central heating.

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.

Freehold







Fiddicott Avenue, Banstead  
Total Area: 168.1 m<sup>2</sup> ... 1810 ft<sup>2</sup> (excluding garden)  
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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		
	67	79
England & Wales		
	EU Directive 2002/91/EC	

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