Fiddicroft Avenue, Banstead,

£1,400,000 - Freehold

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WILLIAMS HARLOW

NO ONWARD CHAIN - In the heart of Banstead village, this delightful extended detached house offers a perfect blend of comfort and convenience for family living. With four spacious bedrooms, this property is ideal for those seeking a long-term family home. The layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The location is particularly appealing, as it is within walking distance to the village centre, where you can enjoy a variety of local shops, cafes, and amenities. This vibrant community atmosphere makes it an excellent choice for families looking to settle in a friendly neighbourhood.

The two well-appointed bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. The property boasts great longevity, making it a wise investment for those looking to create lasting memories in a welcoming environment.

In summary, this four-bedroom family home on Fiddicroft Avenue is a wonderful opportunity for anyone seeking a comfortable and convenient lifestyle in Banstead. With its prime location and spacious living areas, it is sure to appeal to families looking for their next home.

## THE PROPERTY

A sympathetically extended tudor style detached family home with a wealth of charm paired with a modern taste and style for families to enjoy for generations. The ground floor provides great space to entertain by way of the open plan kitchen/living room or simply to relax with its separate living space. Having two separate reception rooms downstairs gives great versatility to families providing space to either utilise as an office, a play room or separate dining room should you wish. Upstairs there are four double bedrooms and one family bathroom. The principle bedroom benefits from an en-suite.

## OUTSIDE SPACE

21.34m x 21.34m (70 x 70)
The rear garden is what really brings this home together incorporating indoor/outdoor living. The rear kitchen/diner allows for a seamless flow making for a great entertainment space. The south-west facing garden is a sun worshipper's dream and also offers potential to further landscape and include plant/shrub borders.

## LOCAL AREA

This stunning property is located in a very highly desirable residential road within a very short easy walk to Banstead Village and the countryside is literally on your doorstep. Banstead village offers a thriving High Street with plentiful independent shops, coffee shops, restaurants, supermarkets including Waitrose. The excellent local schools and the array of vast open green belt spaces and countryside adds to its charm. There is good public transport available from Banstead Village as well as excellent connections to the A217 road network which connects to the M25, M23 and A3. The area is relaxed and a lovely neighbourhood with a thriving community where people feel fully invested.

## LOCAL SCHOOLS

Banstead Preparatory School – Aged 2-11
St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
The Beacon School Secondary School – Ages 11-16
Aberdour School – Ages 2-11

## LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton. The bus stop is located at the end of the close.
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour
Chipstead, via Purley to London Bridge - 51 minutes - Chipstead Station is only a few minutes drive away with easy parking.
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Tattenham Corner Station – London Bridge, 1 hour 9 min

## WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## COUNCIL TAX

Reigate & Banstead BAND G £4,259.77 2026/27

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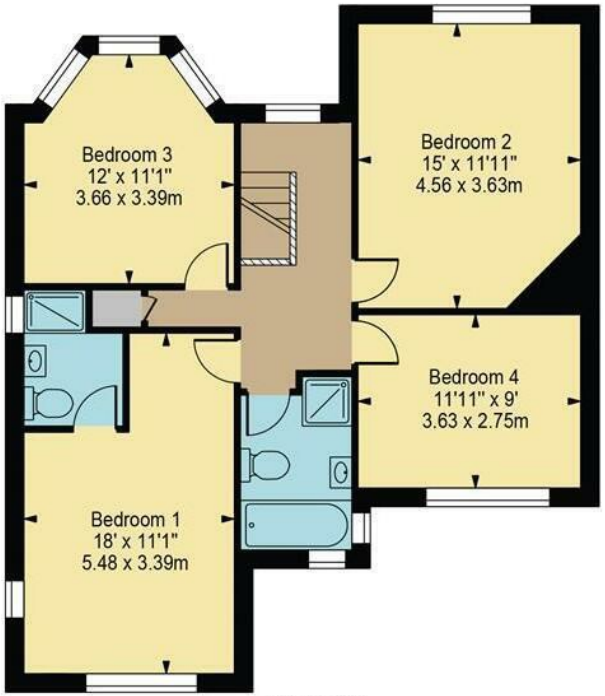
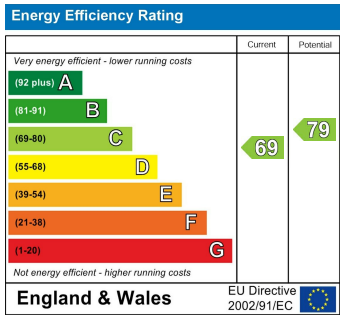
# Fiddicroft Avenue

## Approx. Gross Internal Area = 223.04 sq m / 2401sq ft

GROUND FLOOR




FIRST FLOOR

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## 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 or 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.