



**patrick  
gardner**  
RESIDENTIAL

17 Fiddicroft Avenue, Banstead, Surrey, SM7 3AD

Asking Price £1,100,000



- ATTRACTIVE CHARACTER HOME
- THREE RECEPTION AREAS
- CLOAKROOM
- THREE FURTHER BEDROOMS & BATHROOM
- DRIVEWAY AND GARAGE
- HIGHLY PRIZED ROAD IN VILLAGE CENTRE
- KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- GROUNDS OF 0.28 ACRES
- SCOPE FOR FURTHER IMPROVEMENT

## Description

This substantial attractive detached family home, located in a prized residential road just moments from Banstead village shops, is welcomed to the market with no on-going chain and offers purchaser's the opportunity to improve and enlarge (subject to necessary consents).

A substantial front door opens in to a welcoming entrance hall with cloakroom and under-stairs storage cupboard. A generous, extended, triple aspect living room with door to garden spans the depth of the property and features a charming Inglenook style fireplace. There is a separate dining room with feature bay window which complements an adjacent kitchen/breakfast room with door to garden.

Upstairs, the principal bedroom enjoys views over the rear garden and benefits from an en-suite shower room. Two further generous double rooms and a single are served by a family bathroom with separate w.c.

The grounds are a particular feature of this property totalling over a quarter of an acre (0.28acres) with patio for entertaining, outbuildings for storage and a generous expanse of lawn with mature trees lining the rear boundary. Side access leads to the front garden with driveway providing parking for several cars and access to integral garage.

## Situation

This property is Located in a popular residential road just 0.25 miles from Banstead Village which provides a wealth of shops including Waitrose, Marks and Spencer Simply Food as well as some lovely independent retailers. Local schools include St Anne's Catholic Primary School, Banstead Infant School, Banstead community Junior School and the highly regarded co-educational Banstead Preparatory School.

There are excellent transport links including bus connections, Banstead train station to London Victoria and the M25 Junction 8.

Close by are areas of woodland offering excellent countryside walks. and the famous Epsom Downs 'Home of the Derby' is easily accessible.

**Tenure**

Freehold

**EPC**

F

**Council Tax Band**

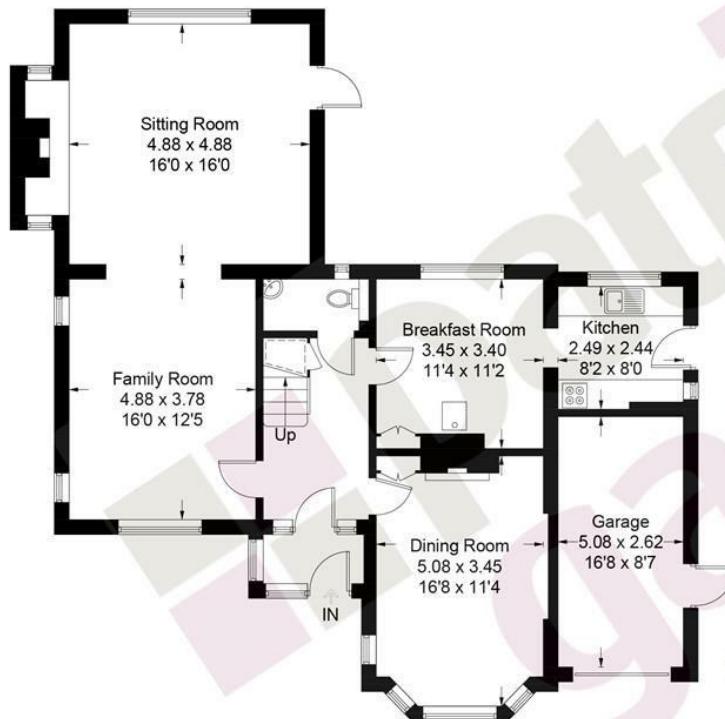
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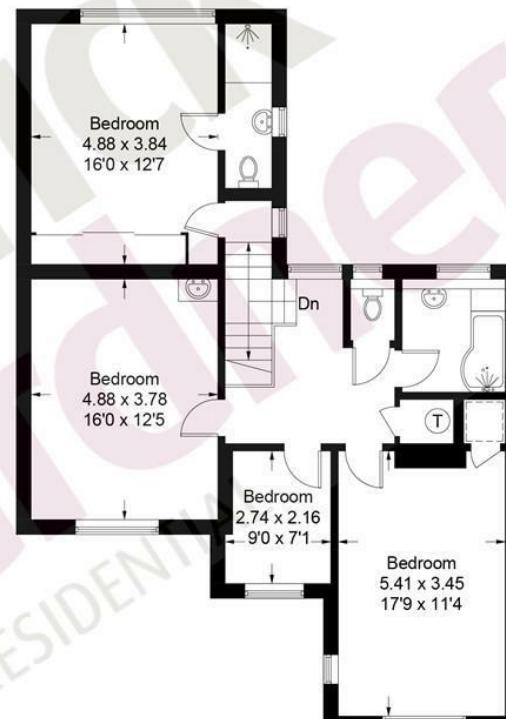


= Reduced headroom below 1.5m / 5'0

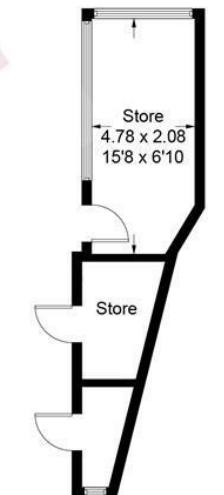
Approximate Gross Internal Area = 187.6 sq m / 2019 sq ft  
Outbuildings = 28.3 sq m / 305 sq ft  
Total = 215.9 sq m / 2324 sq ft



Ground Floor



First Floor



**Outbuilding**  
(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1233884)

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