



The **PERSONAL** Agent

Fiddicraft Avenue, BANSTEAD
£1,200,000

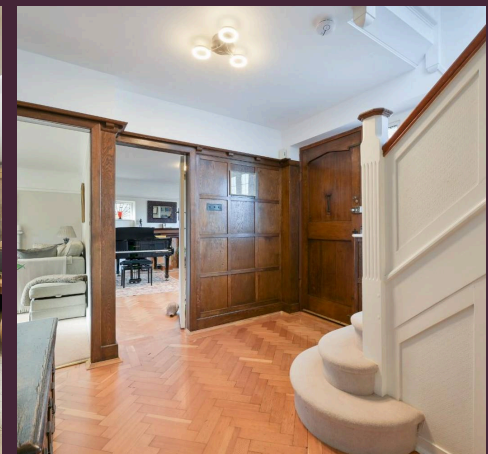
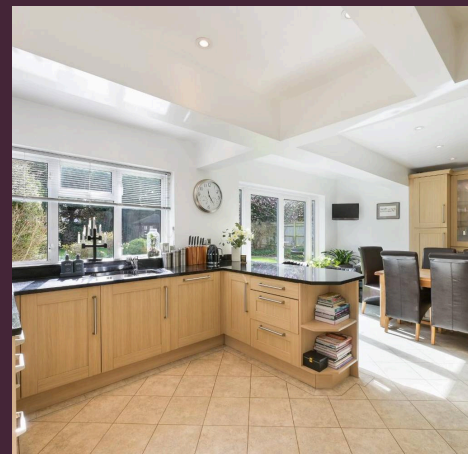
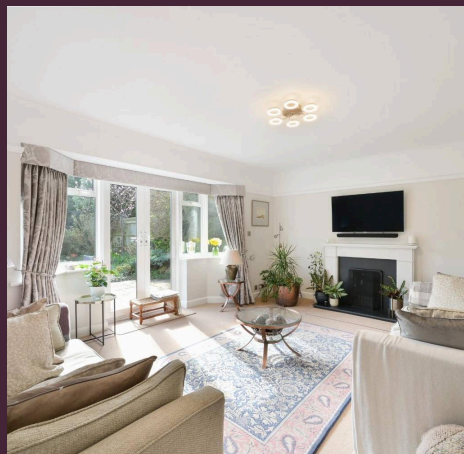
Fiddicroft Avenue

BANSTEAD, Banstead

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

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.





Description

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.

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, (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.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

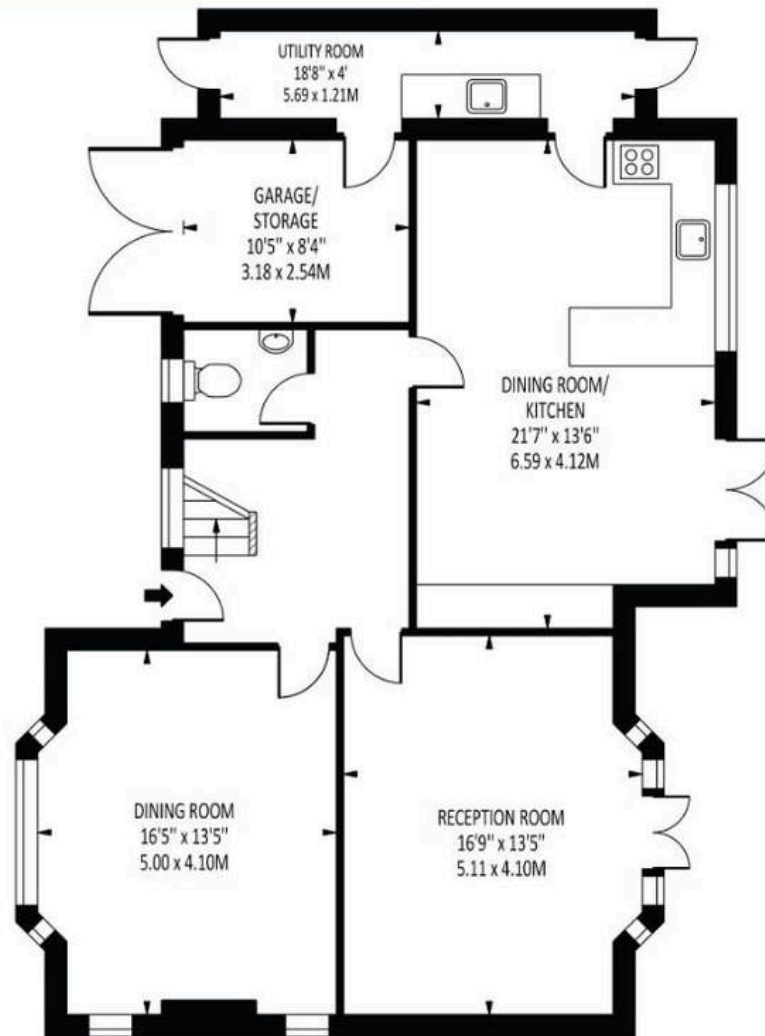
EPC Environmental Impact Rating: D



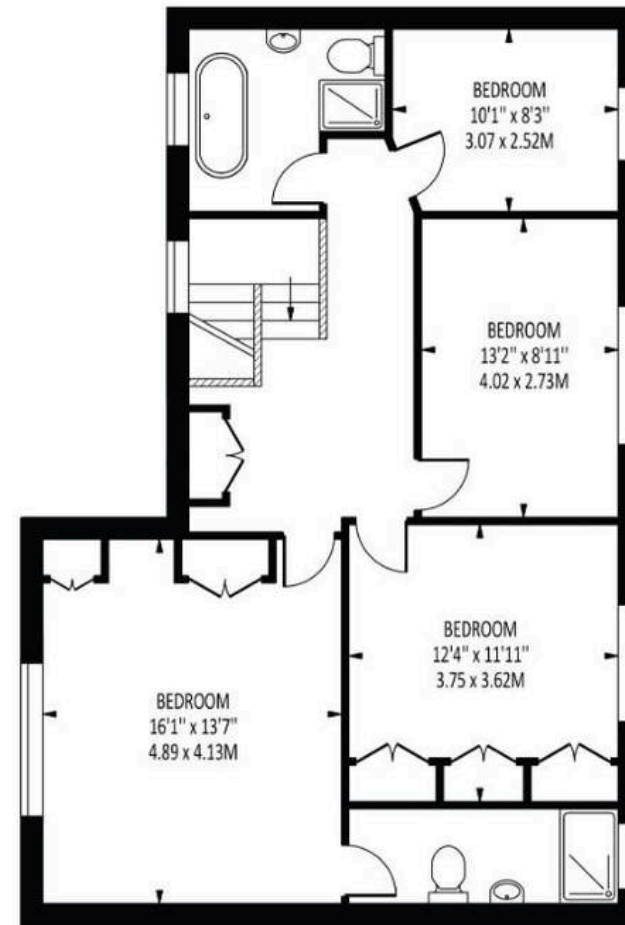
The **PERSONAL** Agent

Fiddicroft 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.



The Personal Agent Ltd

The Personal Agent, 141 High Street, Banstead – SM7 2NS

01737333699 • Banstead@thepersonalagent.co.uk • thepersonalagent.co.uk/