

FIDDICROFT AVENUE, BANSTEAD, SURREY, SM7 **£1,350,000** FREEHOLD

Winkworth





FIDDICROFT AVENUE

BANSTEAD, SURREY, SM7

THIS BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE OFFERS A PERFECT BLEND OF ORIGINAL FEATURES AND CONTEMPORARY LIVING, AND IS LOCATED IN A HIGHLY DESIRABLE AND SOUGHT-AFTER ROAD.

Occupying a lovely plot in a quiet tree-lined road on the edge of Banstead village, this detached home provides flexible space ideal for modern living. The property is conveniently situated within walking distance of Banstead High Street with its excellent range of local and national businesses, cafes and restaurants. Well-regarded schools for all age groups are also close by. Frequent bus services are available and provide access to neighbouring towns including Epsom, Sutton and Reigate.







FIDDICROFT AVENUE

BANSTEAD, SURREY, SM7

This bright and spacious house offers a charming blend of modern living and original features.

The living space comprises; an entrance porch with original oak front door, a welcoming hallway, which leads into a cosy lounge with feature fireplace, and a really fabulous open plan kitchen/living/dining area with bi-fold doors, which provide a bright open feel overlooking the delightful landscaped garden. This space, which has under floor heating, is essentially the hub of the house, and is a great space for a busy family lifestyle. The central island, granite worktops, modern contemporary units, and integrated appliances will be attractive to anyone who spends a lot of time in the kitchen. There is also a useful adjacent utility room. Two further reception rooms which could be used as a children's playroom or separate dining room, or gym. A downstairs cloakroom completes the ground floor.

Upstairs continues to impress. A staircase leads to the first floor which has four double bedrooms with an ensuite shower to the principal bedroom, and a beautifully appointed family sized bathroom which includes a bath and separate walk-in shower.

Outside, the property has an attractive frontage with a generous driveway providing parking for several cars, complimented with mature shrub borders. There is also an electric car charging point. The secluded west facing rear garden extends to approximately 75 feet and is bordered by mature hedges which gives it privacy and security. There is a large lawned area, and a patio adjoining the house, ideal for entertaining.

All in all this detached house with its' fabulous garden and super location makes an ideal family home.

BANSTEAD OFFICE
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AT A GLANCE...

- Entrance Porch
- Entrance Hall
- Living Room - 17’0” x 13’9” (5.18m x 4.20m)
- Kitchen/Dining Room - 17’3” x 13’9” (5.26m x 4.20m)
- Family Room - 14’0” x 13’2” (4.27m x 4.02m)
- Utility - 15’10” x 7’1” (4.83m x 2.16m)
- Study - 10’4” x 5’4” (3.15m x 1.62m)
- Downstairs WC

- Bedroom 1 - 16’10” x 13’9” (5.14m x 4.19m)
- Ensuite Shower
- Bedroom 2 - 13’5” x 13’2” (4.09m x 4.02m)
- Bedroom 3 - 10’5” x 9’1” (3.18m x 2.76m)
- Bedroom 4 - 6’8” x 6’0” (2.03m x 1.83m)
- Bathroom

- Electric Car Charging Point
- Rear Garden - 75’ (22.86m)

- Council Tax Band - G









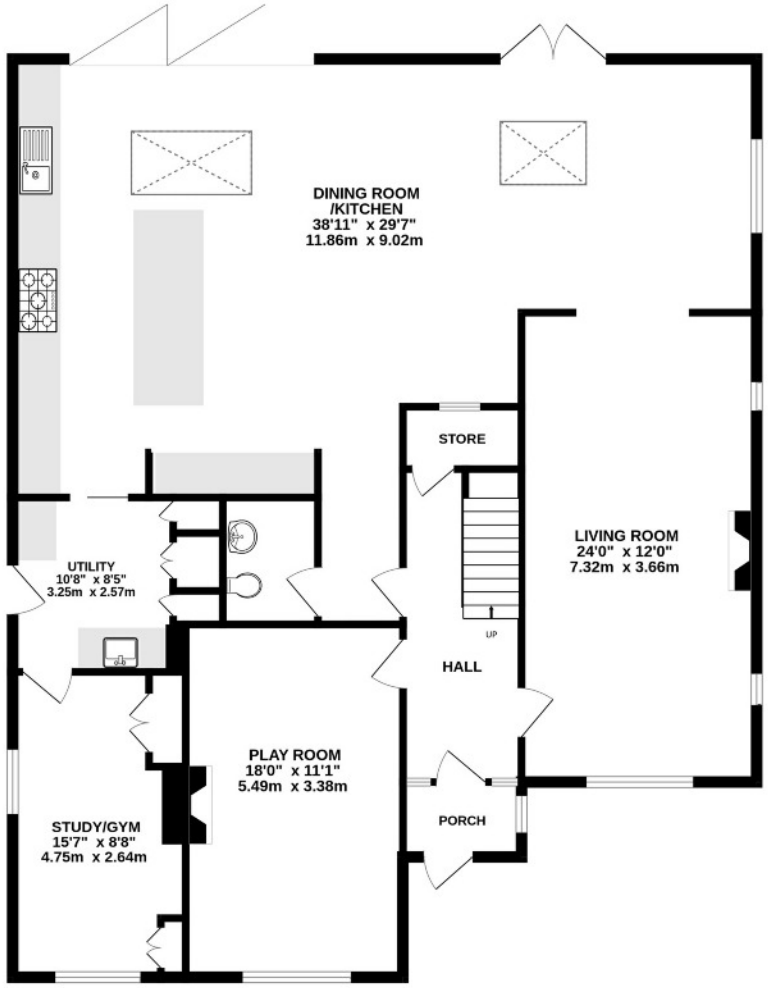




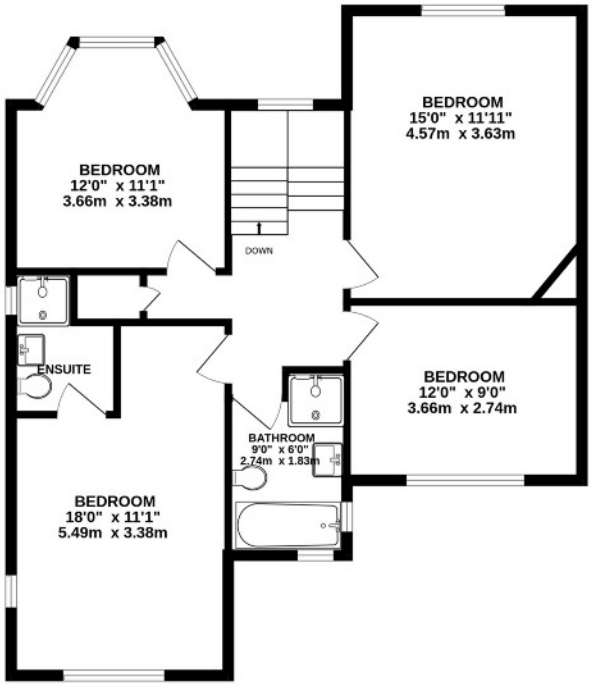


Fiddicroft Avenue, Banstead

INTERNAL FLOOR AREA
(APPROX.) 2400 sq ft/ 223.0 sq m
Garden extends to 67 ft/ 20.42 sq m.



GROUND FLOOR



FIRST FLOOR



Winkworth

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
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