



Spacious bungalow directly backing woodland

exclusive to

SAUNDERS

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Waterer Gardens Burgh Heath KT20 5PB

Walking Distance to Asda Superstore
Banstead Village 2 miles
Epsom 3 miles

London by rail 50 minutes from Tattenham Corner
M25 (Junction 8) 4 miles

All times and distances are approximate

Located within this quiet tree-lined road and offering remarkable accessibility, this detached bungalow benefits from a versatile interior layout and provides three bedrooms with ample off-street parking to the front. The secluded gardens overlook woodlands to the rear.

- | Hallway
- | Sitting - Dining Room
- | Study
- | Conservatory
- | Kitchen - Breakfast Room
- | Separate Cloakroom
- | Three Bedrooms
- | Family Bathroom
- | En-Suite Shower Room
- | Off Street Parking
- | Private Garden

Price £775,000





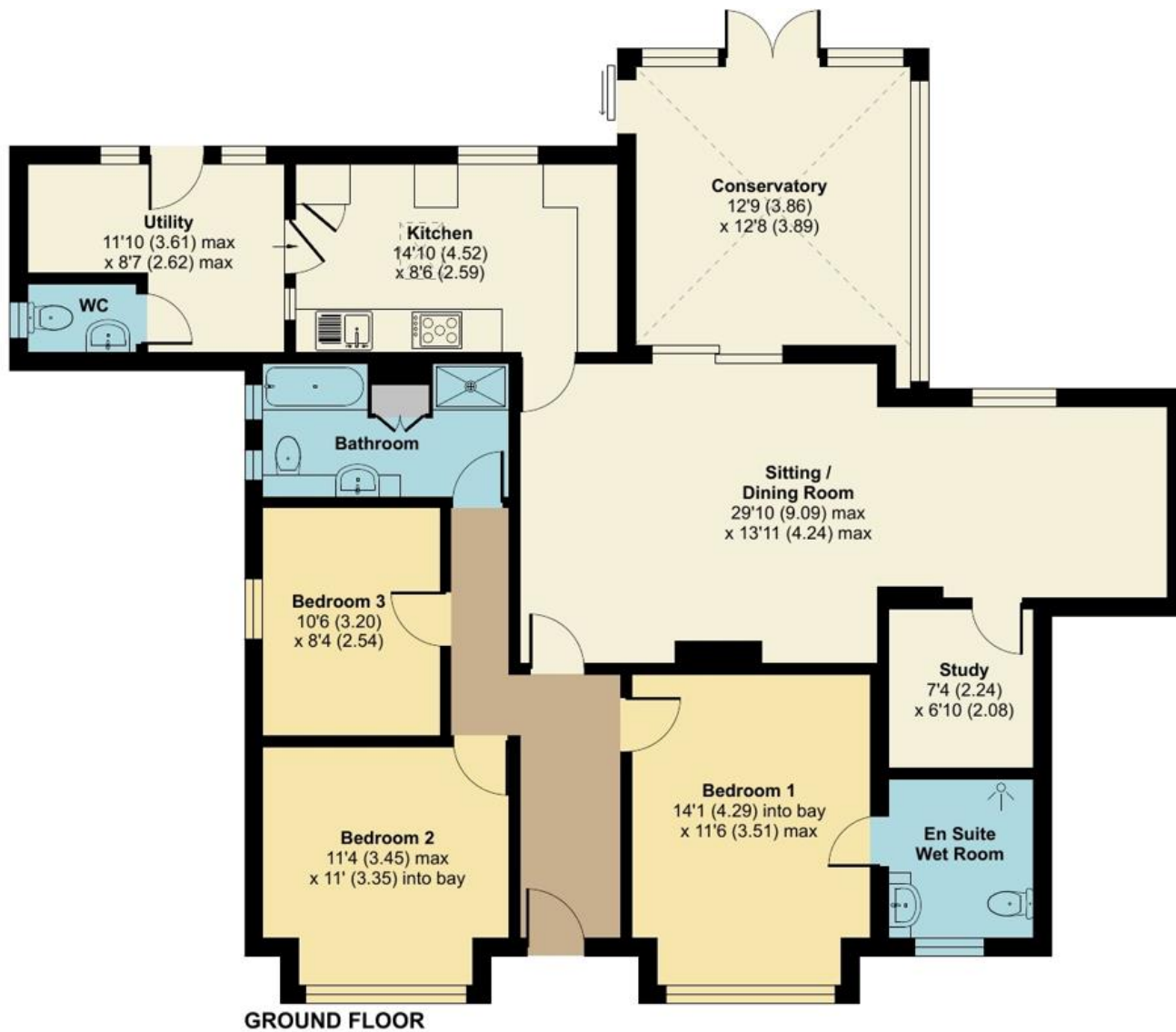
This individual detached bungalow offers flexible accommodation. The property is beautifully presented and naturally illuminated throughout. The interior provides ideal family spaces that includes a fully integrated kitchen - breakfast room, spacious sitting room and a conservatory with doors leading to a mature garden enjoying views overlooking the woodland to the rear. The property is offered to the market with no chain and an internal viewing is highly recommended to avoid disappointment.



Situated within this quiet close, this property is well-placed for the Asda Superstore and the local amenities at Burgh Heath including Little Waitrose at the nearby Shell Petrol Station. The larger centres of Epsom, Banstead, Sutton and Reigate are all easily accessible and the A217 provides fast access to the M25 at Junction 8 (Reigate Hill).

Three Double Bedrooms | Spacious Sitting/Dining Room | En-Suite Shower Room To Principal Bedroom | Large Conservatory With Views Overlooking The Garden | Ample Amount Of Off-Street Parking | Private Mature Garden Backing Woodland | No Chain | Quiet Location | Excellent Potential To Extend





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA

1,444 SQ FT / 134.1 SQ M

Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: F
 All mains services
 FFTP Broadband
 To the best of our knowledge on production of this brochure

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Viewing
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 a viewing appointment

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