

Kennedys'

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27, Tattenham Way
Burgh Heath, KT20
5LX

This light and airy two bedroom, 1930's semi detached property is conveniently positioned for both Tattenham Corner and Tadworth stations in a popular location and is ideal for young families. The property is available Beginning of August 2024 Unfurnished.

£2,350 Per
Month



- Semi Detached House
- Spacious Open Plan Living Space
- Enclosed Rear Garden
- Gas Central Heating
- EPC Rating D
- Modern Kitchen
- Two Double Bedrooms
- Driveway & Garage
- Pets Considered*





PROPERTY DESCRIPTION

This light and airy two bedroom, 1930's semi detached property is conveniently positioned for both Tattenham Corner and Tadworth stations in a popular location and is ideal for young families.

The enclosed entrance porch provides ample storage solutions for coats and shoes and opens into a welcoming reception hallway with feature staircase window bathing the hallway in natural light. To the front is a generous lounge, with feature fireplace, which leads to a spacious family room/dining room with bi-fold doors leading to the beautifully presented rear garden. The spacious kitchen includes an abundance of wall and base units, laminate work tops, stainless oven, hood, and stainless sink. The kitchen enjoys direct access to the garage which in turn opens to the rear garden. Upstairs are two spacious double bedrooms and modern family bathroom with panel enclosed bath and shower over, perfectly accommodating family living.

The house appreciates original features such as the brick fireplace and feature staircase window, whilst enjoying the modern benefits of UPVC double glazing, new flooring throughout and gas central heating via radiators. To the front the gravel drive provides parking for up to two cars and the garage entrance. The private rear garden benefits from a patio, good size lawn and well stocked flower beds with a wealth of shrubs and small trees.

The property is supplied by Mains electric, Gas, Water and Sewage.

The property is available Beg of August 2024, as Unfurnished and Pets are considered Council Tax Band E – Reigate and Banstead County Council



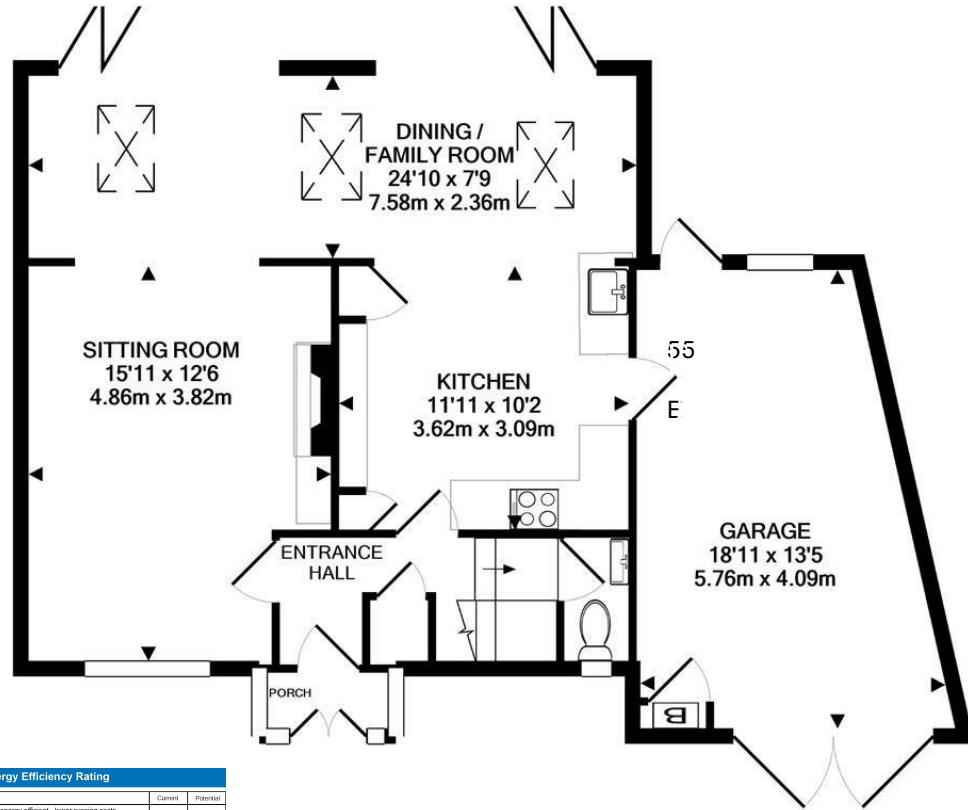




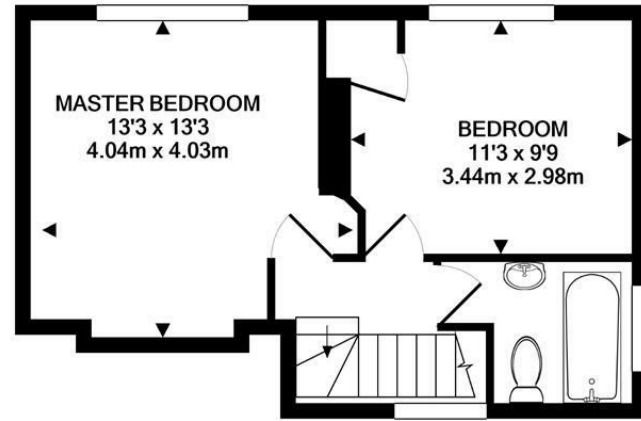


PROPERTY DESCRIPTION

Tadworth village is within a short drive and is well served by local shops and facilities including independent traders such as butchers, fishmongers, bakers, dry cleaners, vets, and florist as well as banks, restaurants, village supermarket and mainline train station to London. There are a variety of schools within the area including Tadworth Primary School, Chinthurst Prep School, an Ofsted rated: Outstanding Primary School and the renowned City of London Freeman's School and Epsom College. Local recreational facilities are located at venues such as Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park and others besides.



GROUND FLOOR
APPROX. FLOOR
AREA 813 SQ.FT.
(75.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1168 SQ.FT. (108.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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If you would like to arrange a viewing, please call a member of the Kennedys Lettings team on 01737 817718

EPC: D
TENURE: Freehold
COUNCIL: Reigate &
Banstead
TAX BAND: E

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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