



Tattenham Way, Tadworth

The **PERSONAL** Agent



# Price Guide £875,000

## Freehold

- 1978 sq ft property
- Three / Four bedroom detached house
- Four / five reception rooms
- Separate kitchen & Utility room ( 8'1 x 7'1 )
- Three double bedrooms on first floor
- En-suite to primary bedroom
- 0.22 of an acre plot
- Garage ( 15'6 x 8 )
- Storage room ( 14'6 x 7'3 )



A character 1930s extended detached three/four bedroom house with just under 2000sq ft of accommodation. A particular feature is plot size of 0.22 of an acre, one of the largest in the road. Additional benefits include four/five reception rooms and a garage ( 15'6 x 8 ) with additional storage room ( 14'6 x 7'3 ). The property has great potential for further extension (subject to permission) if required.

The property consists of an entrance hall, guest cloakroom, study/bedroom four, inner hallway with access to two of the four reception rooms;

and kitchen. On the first floor there are three double bedrooms, the principal bedroom having an en-suite shower room. The main bathroom completes the upstairs accommodation. Outside there is access to the utility room, storage room and garage. To the front there is ample parking on the driveway. The rear garden is some 105' deep and laid to lawn with mature trees and shrubs.

The property is conveniently situated for Banstead village which has comprehensive local shopping, including Waitrose and Marks & Spencer, various restaurants and amenities. It is also convenient

for local shopping in Burgh Heath. There is a choice of well-regarded schools both private and independent. There are leisure facilities nearby and several golf courses. Countryside walks are available in the nearby Banstead woods. Beyond Epsom Downs are areas of outstanding natural beauty including Box Hill.

The area is ideally situated for transport links with excellent access to the M25, Epsom, Sutton, Redhill and Reigate. Local amenities include a large ASDA superstore as well as a useful local parade of shops.

Freehold









The **PERSONAL** Agent

## Tattenham Way

Total Area: 1978 SQ FT • 183.79 SQ M  
 (Including Eaves Storage, Restricted Height Area, Utility Room, Storage & Garage)  
 Eaves Storage & Restricted Height Area: 54 SQ FT • 4.98 SQ M  
 Utility Room Area: 57 SQ FT • 5.31 SQ M  
 Garage Area: 125 SQ FT • 11.61 SQ M  
 Storage Area: 104 SQ FT • 9.64 SQ M



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### EPSOM OFFICE

2 West Street  
 Epsom, Surrey, KT18 7RG  
 01372 745 850

### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
 Stoneleigh, Surrey, KT17 2HS  
 020 8393 9411

### BANSTEAD OFFICE

141 High Street  
 Banstead, Surrey, SM7 2NS  
 01737 333699

### LETTINGS & MANAGEMENT

163 High Street  
 Epsom, Surrey, KT19 8EW  
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
 Registered in England No. 4398817.



The **PERSONAL** Agent

**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



