



Tattenham Way, Tadworth

The **PERSONAL** Agent

Offers Over £700,000

Freehold

- 1553.9 sq ft property
- Extended semi detached house
- Three bedrooms
- Five reception rooms
- Attached garage
- Driveway for two cars
- South facing 119 ft x 66 ft rear garden
- Walking distance of Nork Park



The Personal Agent are delighted to offer for sale this 1553.9 sq ft extended three bedroom semi detached property. The property benefits from five reception rooms and a 119 x 66 ft rear garden.

The property comprises of a Porch, Hallway, Kitchen with access to the breakfast room, in turn to the office and storage rooms. The living room leads through to the dining room and then onto the sun room. There is also a downstairs

cloakroom with access to the garage. On the first floor there are three bedrooms and a bathroom. Outside there is a south facing 119 ft x 66 ft rear garden and a driveway for two cars.

The property is located in Burgh Heath between the popular centres of Banstead and Epsom. Local shops and amenities are located on the doorstep and the property is well situated for local schools. Rail links are available from a number of local

stations including Tattenham Corner and Banstead and there is easy access to the M25 at Reigate Hill.



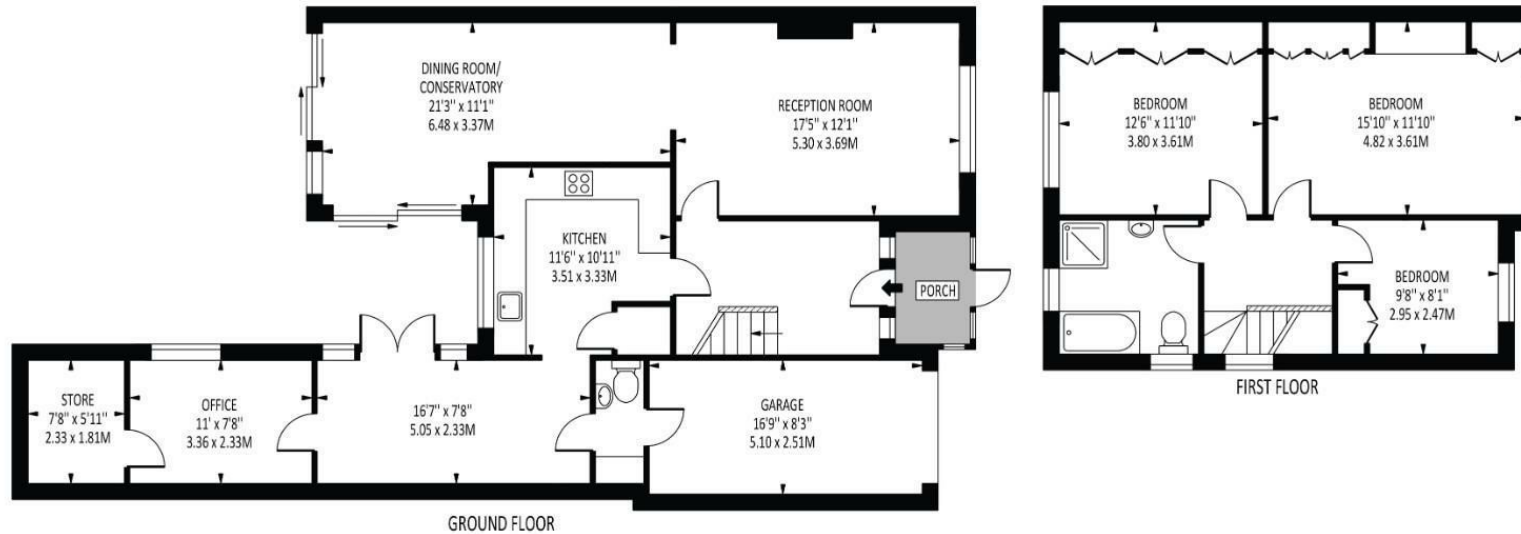




Tattenham Way

Total Area: 1655 SQ. FT • 153.71 SQ. M
 (Including Garage)
 Garage Area : 138 SQ. FT • 12.80 SQ. M

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



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.

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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.

