



Ballards Green, Tadworth

The **PERSONAL** Agent

# Offers In Excess Of £650,000 Freehold

- Four bedrooms
- Detached chalet style home
- Modern contemporary Kitchen
- 16ft x 16ft Lounge
- Two bathrooms
- Extended patio
- Garage and Parking
- Close to shops and Schools
- Semi rural location



The Personal Agent are pleased to offer for sale this 1563 sq.ft. four bedroom detached, chalet style bungalow situated in a semi rural location.

The property has been tastefully updated and benefits from a modern kitchen/dining room which flows through to the well appointed living room with fireplace.

Entering the property you are greeted by a light and bright hallway leading through to the kitchen/diner, separate living room and a double bedroom with adjacent shower bathroom.

Upstairs are three character filled bedrooms all with Velux windows and a family bathroom.

The property further benefits from an extended patio, generous garden, large driveway and garage.

For the golf enthusiasts, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

Banstead is situated in between Epsom Downs,

Chipstead and Kingswood. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

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 super-store as well as a useful local parade of shops. There are a variety of local excellent schools nearby.

Tenure - Freehold  
Council tax band -





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**Ballards Green,  
Burgh Heath**

Total Area: 1563 SQ FT • 145.21 SQ M  
(Including Garage)  
Garage Area : 126 SQ FT • 11.67 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>76</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</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	

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.

