



Tattenham Way, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £850,000 Freehold

- Four/Five Bedroom detached family home
- Separate self contained annexe
- Over 2200 sq ft
- Three reception rooms
- Conservatory
- Office
- Downstairs shower room
- Family bathroom & ensuite
- Off street parking
- Corner plot with enclosed rear garden

Nestled in the desirable area of Tattenham Way, Burgh Heath, this impressive four/five bedroom detached family house offers a perfect blend of space, comfort, and modern living. Spanning an expansive 2,220 square feet, this property is ideal for families seeking a generous home with ample room for both relaxation and entertainment.

Upon entering, you are greeted by a welcoming atmosphere that flows seamlessly through the three reception rooms, providing versatile spaces that can be tailored to your family's needs. Whether you envision a formal dining area, a cosy lounge, or a playroom for the children, the options are plentiful.

The property also boasts an annexe, which can serve as a guest suite, the perfect home for an elderly relative, home office, or additional living space, enhancing the overall functionality of the home.

Properties offering this kind of versatile accommodation are



rarely available, so we recommend early viewing to avoid disappointment.

Entering the property you are greeted by a hallway with door leading to the double aspect lounge. There is a further reception room, office, downstairs shower room and a conservatory. There is also access to the annexe/office with its own Kitchen, bedroom and lounge. This too can be accessed by its own front door.

Upstairs there are four bedrooms, the main with ensuite shower room, and a family bathroom.

Outside there is off street parking, and mature gardens to the front and rear.

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

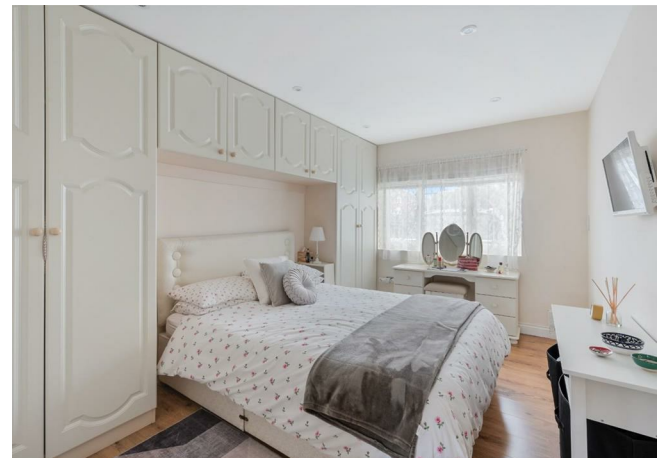
convenient for local shopping in Burgh Heath.

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.

Tenure - Freehold

Council tax band - G

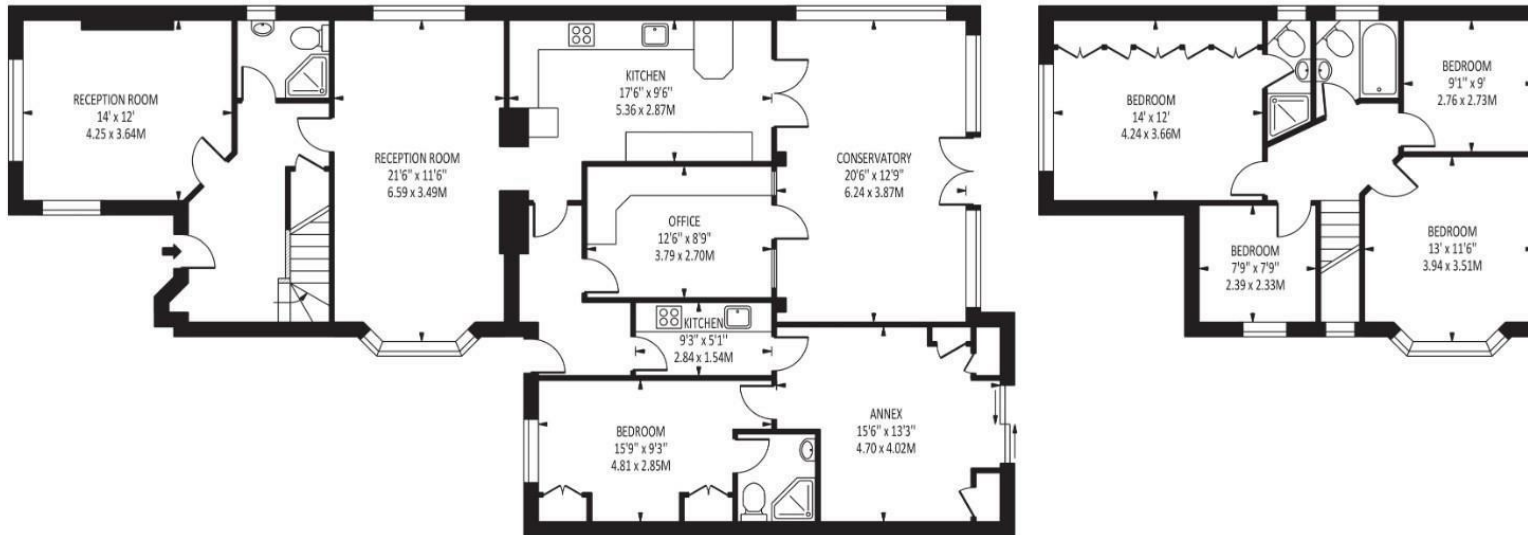




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Tattenham Way
Total Area: 2220 SQ FT • 206.22 SQ M



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		
	72	81
England & Wales		
EU Directive 2002/91/EC		

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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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