

## Waterer Gardens, Tadworth



## Price Guide £800,000

## Freehold

- 2178 sq ft Bungalow
- Extended and Detached
- Three bedrooms
- 18'11 X 12'9 Reception room
- 16'8 x 15'2 2nd Reception room
- 11'2 x 5'8 Study
- Ensuite shower room to Bedroom one
- 14'3 x 12'1 Kitchen
- East facing rear garden
- 20'6 x 10'8 Garage

The Personal Agent are delighted to offer for sale this 2178 sq ft detached three bedroom extended bungalow.

The property benefits from a  $18'11 \times 12'9$  reception room leading into another reception room  $16'8 \times 15'2$ . Additional benefits include a study and a  $20'6 \times 10'8$  garage.

Burgh Heath is situated in between Epsom Downs, Banstead 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 property comprises of a hallway, which leads to



three of the bedrooms, the primary bedroom having the added benefit of an ensuite shower room. There is also a main bathroom with a shower over the bath.

Off the hallway is the kitchen which has views of the rear garden and access to the double reception room. There's also access to the study from the living room which also leads to the garage. There is a pull down ladder which leads to a fully boarded loft with heating, lighting and power.

Outside there is a patio area, with the rest laid to lawn. The property also benefits from ample parking to the front on the driveway.

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.

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 - F

















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 inpspection, 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.

## EPSOM OFFICE

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

GARAGE 20'6" x 10'8" 6.24 x 3.26M

> STONELEIGH/EWELL OFFICE 62 Stoneleigh Broadway

Stoneleigh, Surrey, KT17 2HS 020 8393 9411

STUDY

11'2" x 5'8" 3.40 x 1.73M

> BANSTEAD OFFICE 141 High Street Banstead, Surrey, SM7 2NS 01737 333 699

TADWORTH OFFICE

Station Approach Road Tadworth, Surrey, KT20 5AG

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rlaiprop

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> BRITISH PROPERTY

EAVES STORAGE



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