



# Tattenham Way, Burgh Heath

£1,200,000





“

A meticulously extended and designed detached home, located in a popular and convenient position just moments from local schooling, high streets and transport links, creating an ideal opportunity for a number of buyers needs with the flexible accommodation a bonus.

”



Welcome to Tattenham Way, Burgh Heath - a charming location for this beautifully extended detached family home. This property, built in 1940, boasts 3 reception rooms, 4 bedrooms, and 3 bathrooms, providing ample space for a growing family or those who love to entertain.

Upon entering, you are greeted with a perfect example of open plan living, expertly finished to an extremely high standard including Cortizo doors onto the garden, with underfloor heating throughout. The flexible accommodation caters to a variety of buyer's needs, whether you require a home office, playroom, or guest bedroom - this property has it all.

Outside there is a brick built store, easily converted into an office / gym, as well as a larger outbuilding. The garden gets the sun all day long being South facing, meaning this house is a truly social place to families, as well as a low maintenance home for people with busy work schedules. The home is positioned within easy reach of local schooling for families, transport links for commuters, as well as Banstead and Epsom high streets for everyday essentials.

Situated in a sought-after area, this house offers a seamless blend of traditional charm and modern convenience. With no ongoing chain, the opportunity to make this house your home is within reach.



# Need to know

- Exceptional detached family home.
- Finished to an exquisite finish throughout.
- Four / five bedrooms including en-suite to primary bedroom.
- Stunning open plan kitchen / dining space, along with separate lounge area.
- Two further bathrooms, including one downstairs adding to the practicality of the home.
- Separate utility room.
- Southerly facing rear garden boasting two outbuildings.
- Private driveway for a number of cars.
- Conveniently positioned for local school, Banstead and Epsom town centres, along with transport links.
- Freehold.



## Interested?

banstead@ralphjames.co.uk  
01737 371 700

ralphjames.co.uk

Tattenham Way, Burgh Heath, Tadworth  
Total Area: 195.8 m<sup>2</sup> ... 2107 ft<sup>2</sup> (excluding store, workshop)  
FOR ILLUSTRATIVE PURPOSES ONLY  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.  
No responsibility is taken for any error, omission, mis-statement or use of data shown.  
The above statement applies to both 'Sell Moving London LTD' and the Company or individual displaying this floor plan.  
Unauthorised reproduction prohibited.  
© Sell Moving London LTD (www.sellmoving.london)