



**Woodpecker Gardens, Burgh Heath, Tadworth, KT20 6DN**



**welcome to**

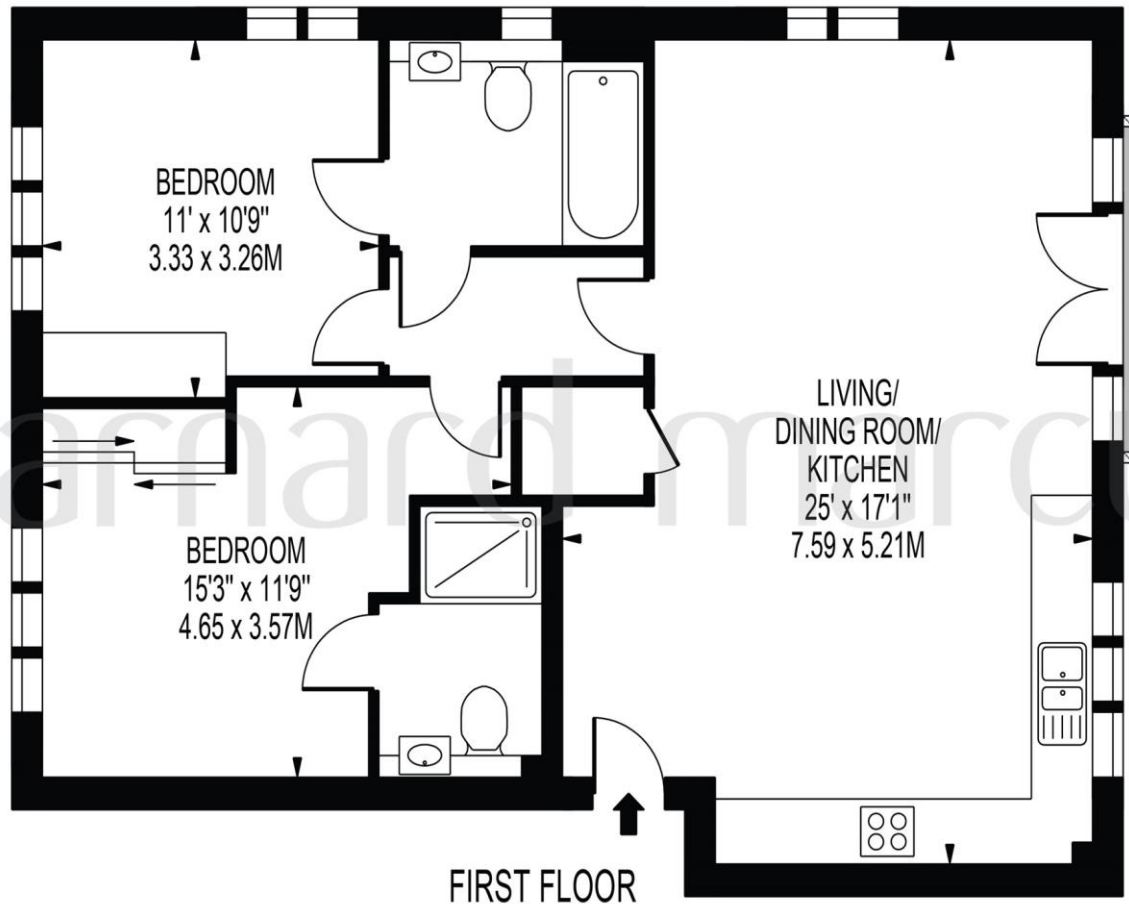
## **Woodpecker Gardens, Burgh Heath, Tadworth**

Woodpecker Gardens is a peaceful development built by highly regarded developers, Rushmon Homes. Plot 7 benefits from 785 sq ft of modern and meticulously designed living accommodation, attractive communal gardens and allocated parking!



## WOODPECKER GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 785 SQ FT - 72.96 SQ M



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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 OR CONTRACT.  
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Set within a peaceful development surrounded by the desirable Hamlet of Burgh Heath and equidistant from Banstead, Tadworth and Upper Kingswood, Woodpecker Gardens is an exclusive development of just 9 beautifully designed homes built by Rushmon Homes. The local area is renowned for its lush trees, native planting, beautiful Woodland Glade. Plot 7 is located at the very rear of the development and overlooks meticulously thought out communal Gardens.

For commuters, Kingswood rail station is approx. 1 mile away and offers direct links into London bridge in only 51 minutes. Meanwhile, the A217 connects you to the M25 in under 10 minutes which provides excellent links to Gatwick and Heathrow. The Accommodation offers a spacious entrance hallway, Two double bedrooms with the master profiting from an en-suite, stylish family bathroom and generous open plan dual aspect kitchen/reception. In our opinion, the specification is excellent. The Kitchen comprises fully integrated appliances including a Fridge/Freezer 70/30, Washer/Dryer and Dishwasher, whilst the Stylish Bathrooms profit from Thermostatically controlled shower, Matt Black Chrome heated towel rail and shaver point. Further features include allocated parking space and Visitor Parking.

Furthermore, the development is complimented with a beautiful surrounding which residents will benefit from.

welcome to

## Woodpecker Gardens, Burgh Heath, Tadworth

- Two Bedroom Apartment
- 785 sq ft
- Top Floor Maisonette
- Allocated Parking and Visitor Parking Available
- En-Suite to Master Bedroom

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 997 years from 30 Jul 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £440,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
EPS109169 - 0004

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