



Detached family home with excellent potential

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# Tattenham Way Burgh Health KT20 5NE

Banstead Village just over a mile away  
London by rail 40 minutes from Banstead  
or change at Sutton 25 minutes

M25 Junction 8 is 5 miles

All times and distances are approximate

Situated in this convenient and highly sought-after location between Banstead village and Epsom Downs is this great example of a 1930's detached family home. Offering both generous and naturally illuminated accommodation throughout, whilst boasting additional potential for further enhancement.

- | Hallway
- | Study
- | Sitting - dining room
- | Kitchen – dining room
- | Three/four bedrooms
- | Family bathroom
- | Private garden with Shed and Summerhouse
- | Off-street parking
- | Garage
- | No onward chain

Price: £720,000





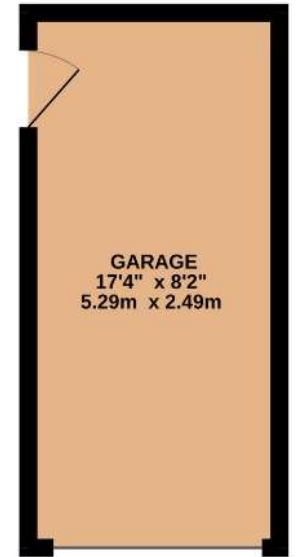
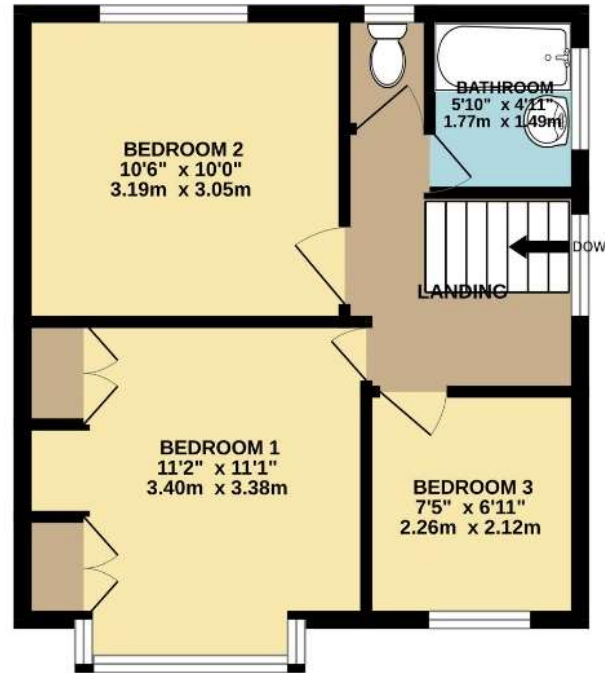
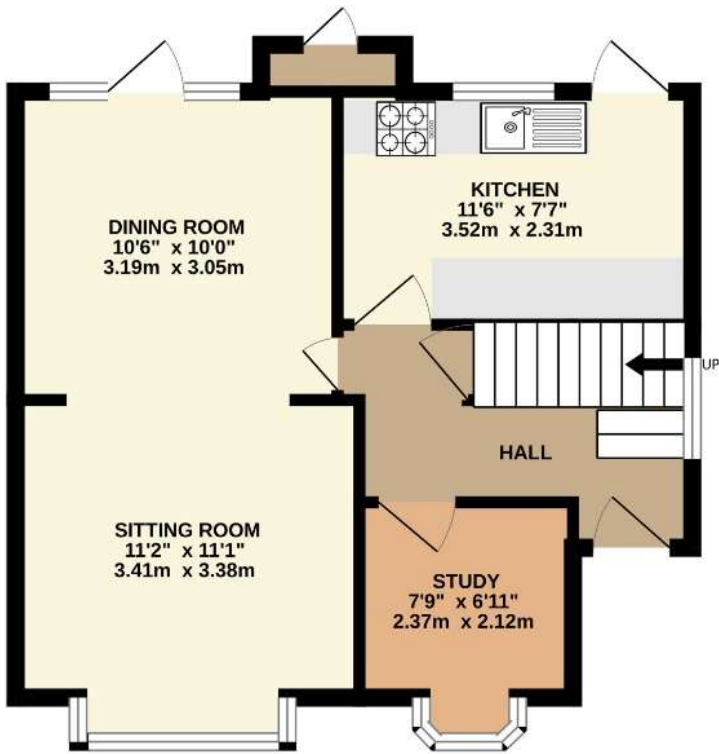
This three-bedroom detached house offers a fantastic opportunity to renovate into a generous family home, with significant potential for extension to the rear and into the loft, subject to obtaining the necessary consents. The property boasts a generously-sized South-facing garden and detached garage and workshop. Additionally, there is ample amount of off-street parking. Internally, there is a dual aspect sitting - dining room with doors leading to the patio and garden beyond, three spacious bedrooms and a separate office - study. An ideal property for anyone looking to put their own stamp on a home.

Tattenham Way is just over a mile away from Banstead Village with High Street shopping and a choice of restaurants. There are local shops along Tattenham Way and Asda Supermarket is within a 15 minute walk. Nork Park with acres of open land including tennis courts, children's playground and sports pitches is also nearby. Epsom Downs and its Racecourse are both within reasonable walking distance. The A217 is easily accessed providing a direct route to the M25 at Junction 8 (Reigate Hill). It also benefits from having very easy commuting to London and London theatres, with main line stations in Sutton, Epsom and Tattenham Corner.



Three/four generous bedrooms | Large South-facing garden | Excellent potential for further enhancements | Separate garage and workshop | Dual-aspect sitting - dining room | No onward chain | Within easy reach of Tattenham recreation ground and Nork Park beyond | Ample amount of off-street parking | 6' x 8' Shed & 10' x 10' Summerhouse Cabin at the bottom of the garden | Bicycle Shed





**TOTAL AREA**  
**943 SQ FT / 87.7 SQ M**

Tenure: Freehold  
 Local Authority: Reigate and Banstead Borough Council  
 Council Tax Band: F  
 Full Fibre to Property Available  
 All mains services  
 To the best of our knowledge on production of this brochure



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