



Tattenham Way, Tadworth,  
Offers Over £850,000 - Freehold

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**WILLIAMS  
HARLOW**























\*No onwards Chain\* In the desirable area of Burgh Heath, Tadworth, this impressive detached house on Tattenham Way offers a perfect blend of flexibility, space and comfort. With five generously sized bedrooms, this property is ideal for families seeking room to grow. The home boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

A key feature of the property is the flexibility the deceptively spacious house offers for example, the bedroom suite with a separate access. Every corner of the property is utilised effectively. With three well-appointed bathrooms, morning routines will be a breeze for the entire family. The sizable reception accommodation allows for a variety of uses, whether it be a formal dining area or a cosy lounge.

There are wide open spaces literally on your doorstep with other local parks very close by. The property is perfect for those who enjoy outdoor activities and leisurely strolls. Additionally, the location is highly regarded for its proximity to excellent schools, making it an ideal choice for families with children.

Parking will never be an issue here, as the property offers plentiful parking options, ensuring convenience for residents and visitors alike. This home truly represents a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious family residence. Don't miss the chance to make this delightful house your new home.

## FRONT DOOR

Under a brick canopy with tiled floor. Front door giving access through to the:

## ENTRANCE HALL

Tiled flooring. Dado rail. Feature beams. Radiator. Storage cupboard. Cupboard housing the Megaflow system.

## KITCHEN/BREAKFAST ROOM

A modern kitchen comprising of a good range of low and eye level cupboards/drawers. One cupboard houses the boiler. Central island providing useful sociable seating for 3 people. Five ring gas cooker with extractor above. Integral washing machine and tumble dryer. Dishwasher. LG American style fridge freezer with water dispenser with useful storage around. Fully tiled splashback. Downlighters. Continuation of the tiled floor. Large double glazed window overlooking the lovely rear garden. Radiator. Singular glazed window looking into the dining area. Stairs to the first floor.

## DINING ROOM

Double aspect room. Double glazed windows giving an open outlook over

the rear garden. Radiator. Double glazed French doors providing access to the rear patio/rear garden. Skylight window. Coving. Fully tiled floor.

## SPACIOUS LIVING ROOM

Large double glazed French doors allowing light to flood in providing easy useful access to the patio and rear garden. 2 x obscured double glazed windows to the side. Feature fireplace. Tiled floor. Coving. Dado rail. Downlighters. Feature light. Skylight. 2 x radiators.

## BEDROOM

An attractive double glazed leaded light bay window to the front overlooking the attractive front garden. Storage below. Fitted wardrobes providing useful hanging and storage. Coving.

## EN-SUITE

Wash hand basin with mixer tap. Low level WC. Fully enclosed shower. Extractor fan. Downlighters. Heated towel rail. Fully tiled. Obscured double glazed window to the side.

## BEDROOM

Large double glazed leaded light window to the front. A range of fitted wardrobes providing useful hanging and storage. Radiator. Dado rail. Coving. Downlighters.

## FAMILY BATHROOM

Curved panelled bath with shower over the bath and glass shower screen. Wash hand basin with mixer tap. Low level WC. Extractor fan. Downlighters. Heated towel rail. Fully tiled. Large obscured double glazed window to the rear.

## SEPARATE ACCESS

The following study, bedroom and en-suite area can be accessed via a separate external door to the front as well as internally.

## STUDY

Double glazed leaded light window to the rear. Part glazed door to the front parking area/garden Shelving. Radiator.

## BEDROOM

A lovely bright bedrooms. Skylight providing lots of natural light. French double glazed doors to the rear garden alongside another set of double glazed windows. Fitted wardrobes providing useful hanging and storage. Radiator. Downlighters.

## EN-SUITE

Walk in shower with a part glazed divide with rainfall shower head. Wash hand basin with mixer tap. Low level WC. Extractor fan. Skylights. Downlighters. Heated towel rail. Fully tiled.

## FIRST FLOOR ACCOMMODATION

## LANDING

Reached by a staircase with wooden balustrade.

## BEDROOM

Double glazed window overlooking the front and rear. Access to eaves storage. 2 x radiators.

## BEDROOM

Double glazed window to the rear overlooking playing fields. Double glazed window to the front. Eaves storage.

## OUTSIDE

## FRONT

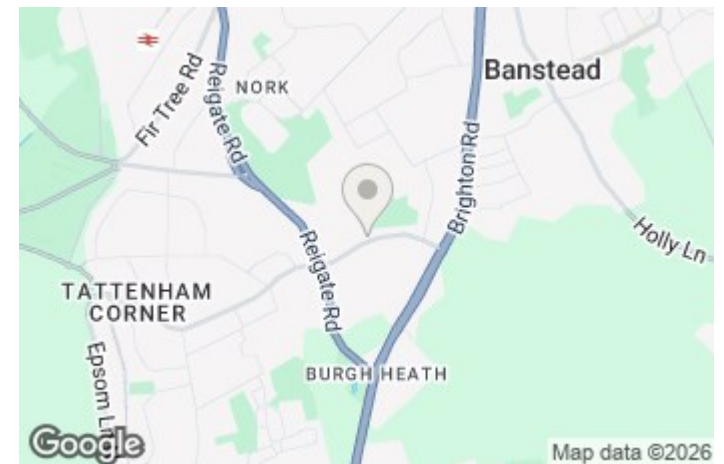
There is a well laid driveway to the front providing parking for up to 4 vehicles with various shrub borders. There is further parking to the rear via the double wooden gates located to one side of the property.

## REAR GARDEN

There is a patio with steps leading up to a raised patio area. The remainder of the garden is laid to level lawn with pathway leading to the end of the garden. There is a good array of flower/shrub borders. Shed. Fencing and a good degree of privacy. North west aspect rear garden.

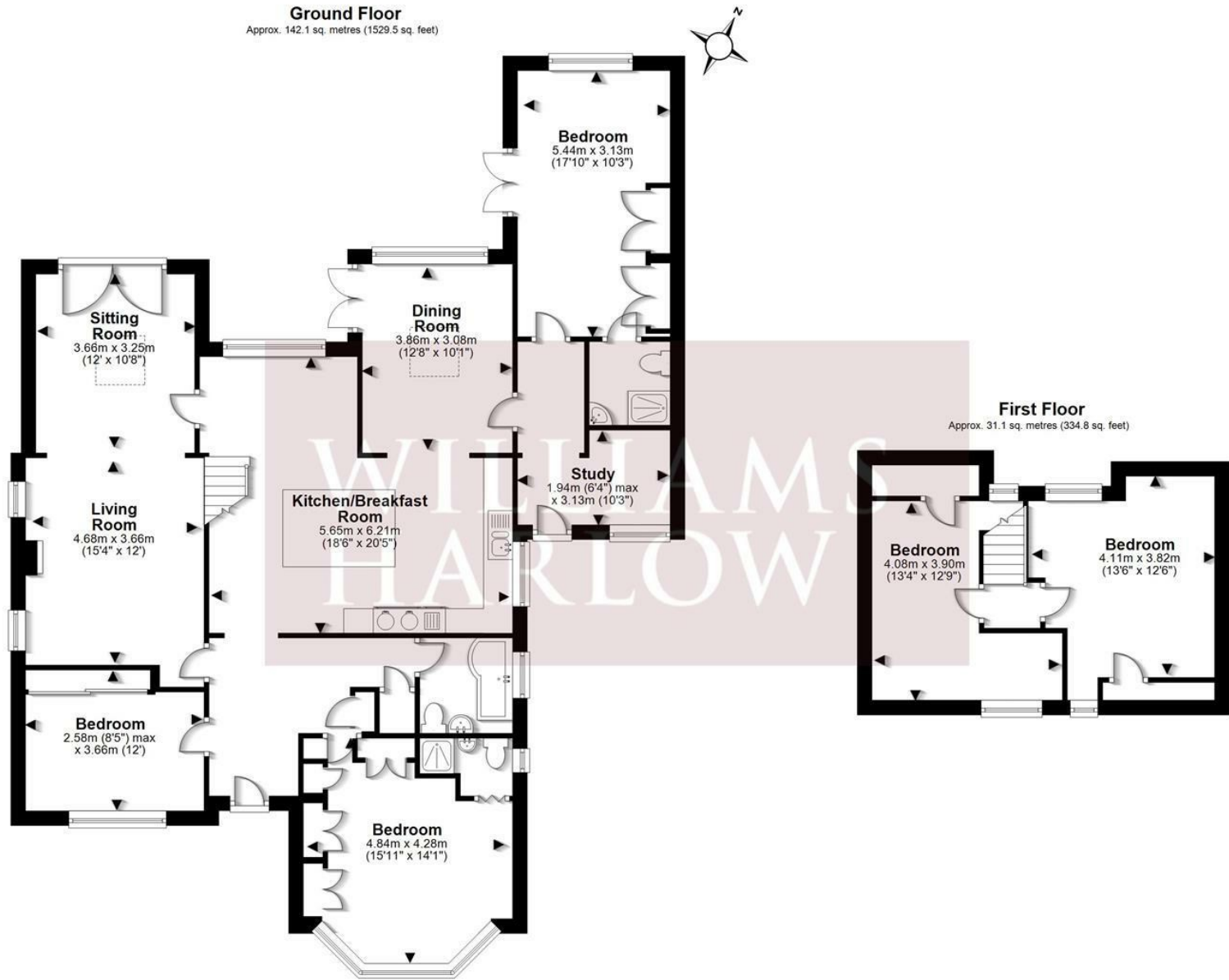
## COUNCIL TAX

Reigate & Banstead BAND F £3,379.06 2024/25





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	62	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC