

The PERSONAL Agent

Maybury Close, Burgh Heath

Guide Price £550,000

Maybury Close

Burgh Heath, Tadworth

- Beautifully modernised three/four bedroom home
- Impressive open plan kitchen, dining and living space
- Bespoke kitchen with integrated appliances and central island
- Full width bi-fold doors creating a bright, contemporary living space
- Versatile converted garage, ideal as a playroom or home office
- Principal bedroom with stylish en-suite shower room
- Landscaped, low maintenance rear garden with stone terrace
- Underfloor heating and air conditioning throughout
- New Vaillant boiler, water softener and premium kitchen technology

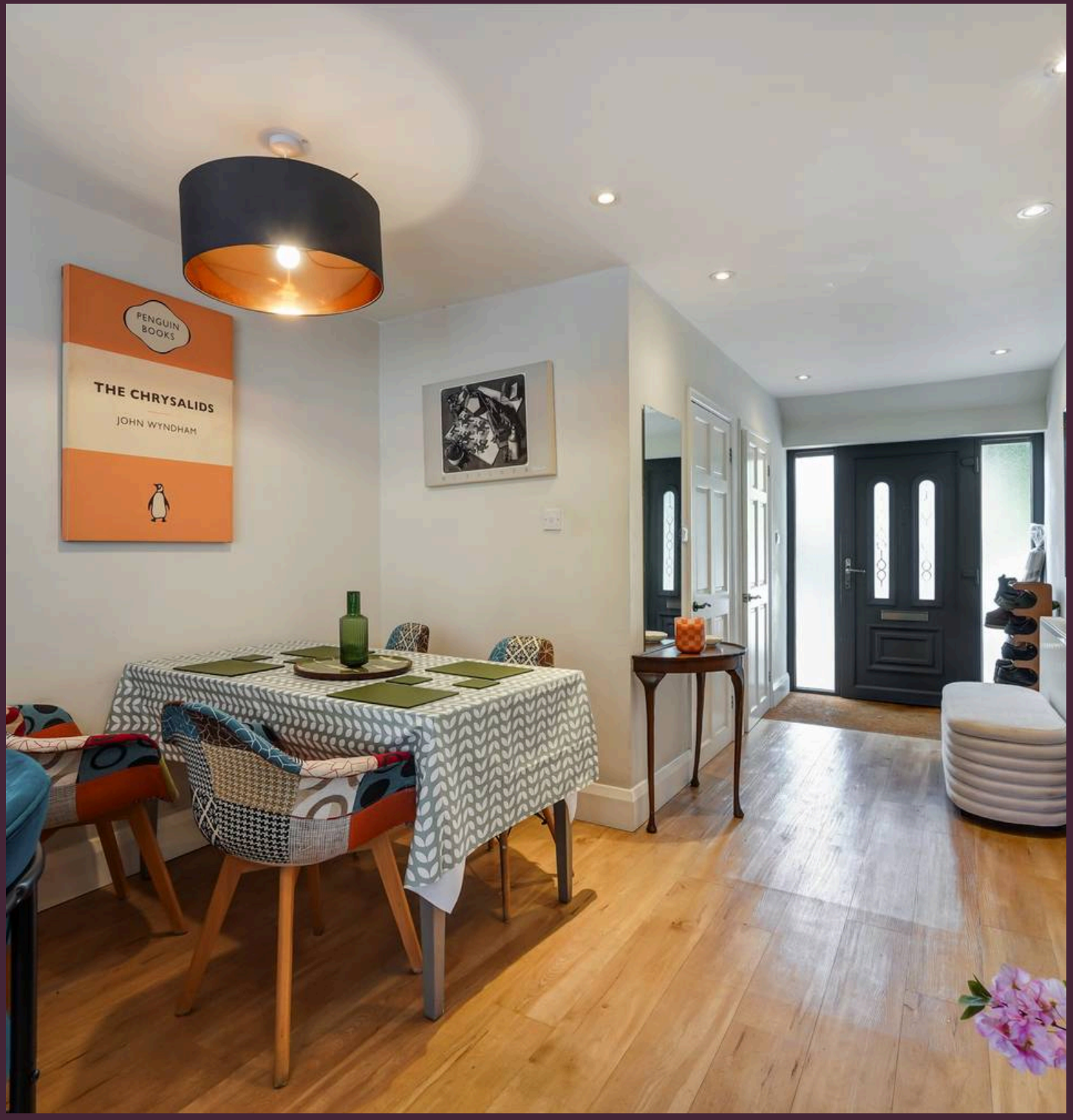
A beautifully remodelled and exceptionally well appointed three/four bedroom home, discreetly positioned in Burgh Heath and offering stylish contemporary living with a versatile layout.











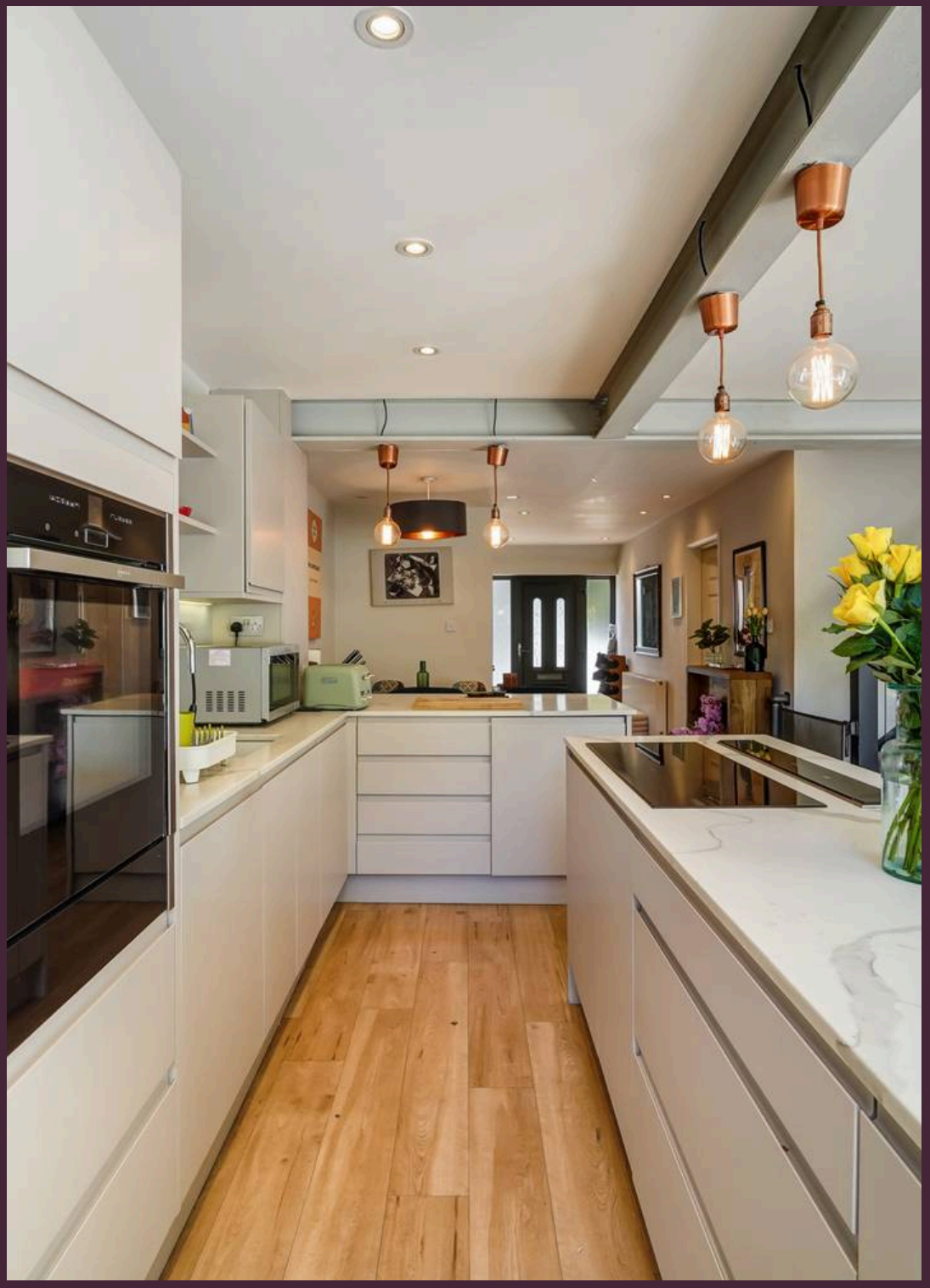
Description

Recently comprehensively modernised, the property features an impressive open plan kitchen, dining and living space with luxurious ash flooring and full width bi-fold doors opening onto the landscaped rear garden. The bespoke kitchen is fitted with extensive cabinetry, integrated appliances, an island with induction hob and breakfast bar, creating an ideal space for both everyday living and entertaining.

The converted garage provides a versatile additional room, currently used as a playroom/study, while a utility room and stylish cloakroom complete the ground floor. Upstairs, the principal bedroom benefits from a contemporary en-suite shower room, while the second bedroom has a generous walk-in wardrobe.

The third bedroom can comfortably take a double bed and the study could equally be used as a fourth bedroom.

Outside, the rear garden has been landscaped for low-maintenance living, with a generous stone terrace providing an attractive space for outdoor dining and relaxation.



Banstead is ideally positioned between Epsom Downs, Chipstead and Kingswood, offering a highly sought-after residential setting surrounded by beautiful countryside.

The area is perfect for family walks, dog walking, cycling, rambling and jogging, with Banstead Woods and the North Downs providing plenty of opportunities to enjoy the outdoors.

Golf enthusiasts are particularly well catered for, with four renowned clubs nearby, including Kingswood Golf & Country Club, Surrey Downs, Walton Heath and the RAC Golf Club. A selection of riding schools and stabling can also be found throughout Kingswood, Chipstead, Tadworth and Walton on the Hill.

The area also offers excellent transport connections, with convenient access to the M25 and surrounding towns including Epsom, Sutton, Redhill and Reigate. Everyday amenities are close at hand, including a large ASDA superstore and a useful local parade of shops, while a choice of well regarded schools can be found within the surrounding area.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D





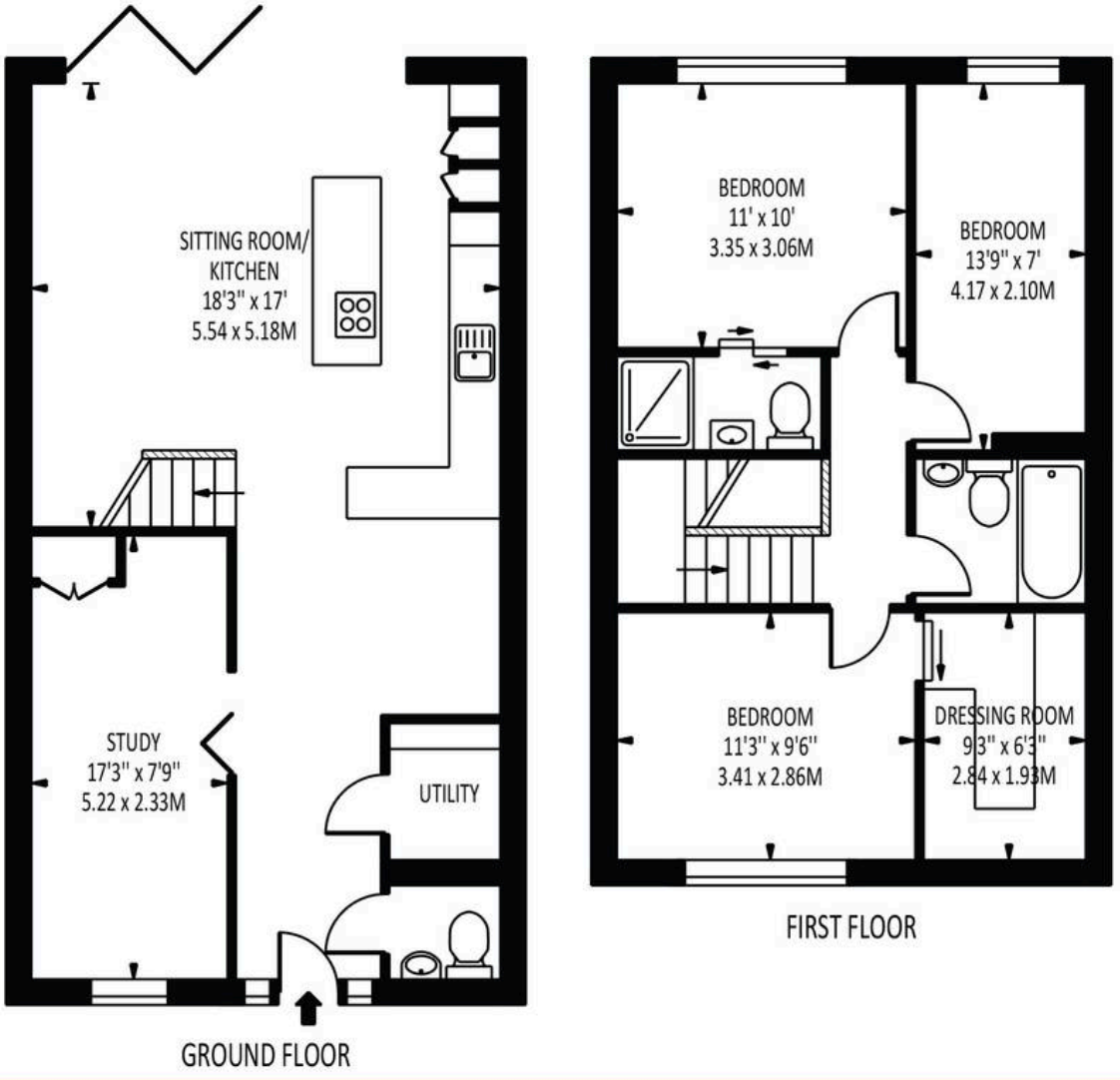




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Total Area: 1160 SQ FT • 107.80 SQ M



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.



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