

The PERSONAL Agent

Tattenham Way, Burgh Heath

£799,999

Tattenham Way

Burgh Heath, Tadworth

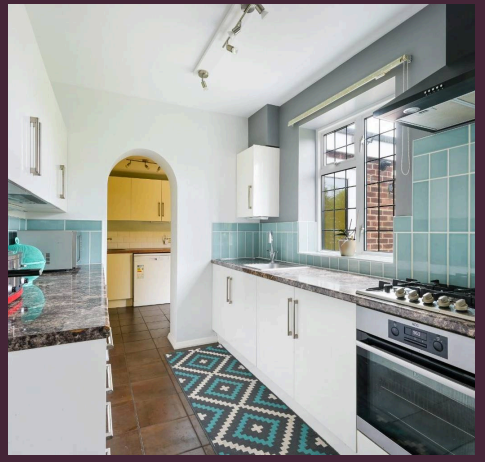
- Four bedrooms
- Backing directly onto Tattenham Park
- Ample amount of off street parking
- Utility room
- Within easy reach of Banstead Village and Epsom Downs
- Integrated garage with direct access
- Mature private garden
- No onward chain

This delightful detached house presents an exceptional opportunity for a spacious and versatile family home. Spanning 1,381 square feet, the property boasts three well-proportioned reception rooms and four comfortable bedrooms, making it ideal for relaxation and entertaining.

The interior is designed for flexible living, featuring a bright dual-aspect living area, a well appointed kitchen, a practical utility room, and extra rooms suited for a home office or playroom.

Outside, an expansive private rear garden offers a tranquil retreat and includes a versatile chalet, perfect for a studio or social space. With potential to extend (subject to planning permission), this wonderful residence is conveniently situated within easy reach of local amenities, reputable schools, and excellent transport links.











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The property is conveniently situated for Banstead village which has comprehensive local shopping, including Waitrose and Marks & Spencer, various restaurants and amenities. It is also convenient for local shopping in Burgh Heath. There is a choice of well regarded schools both private and independent.

There are leisure facilities nearby and several golf courses. Countryside walks are available in the nearby Banstead woods. Beyond Epsom Downs are areas of outstanding natural beauty including Box Hill.

The area is ideally situated for transport links with excellent access to the M25, Epsom, Sutton, Redhill and Reigate. Local amenities include a large ASDA superstore as well as a useful local parade of shops.

Council Tax band: F

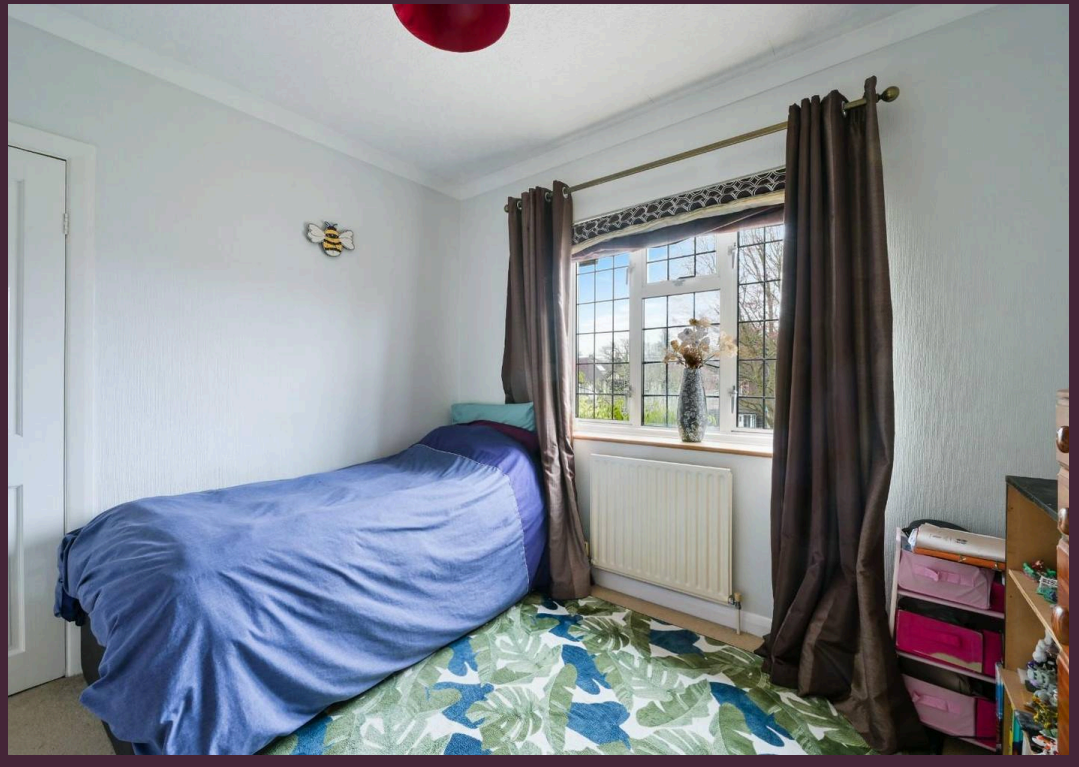
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





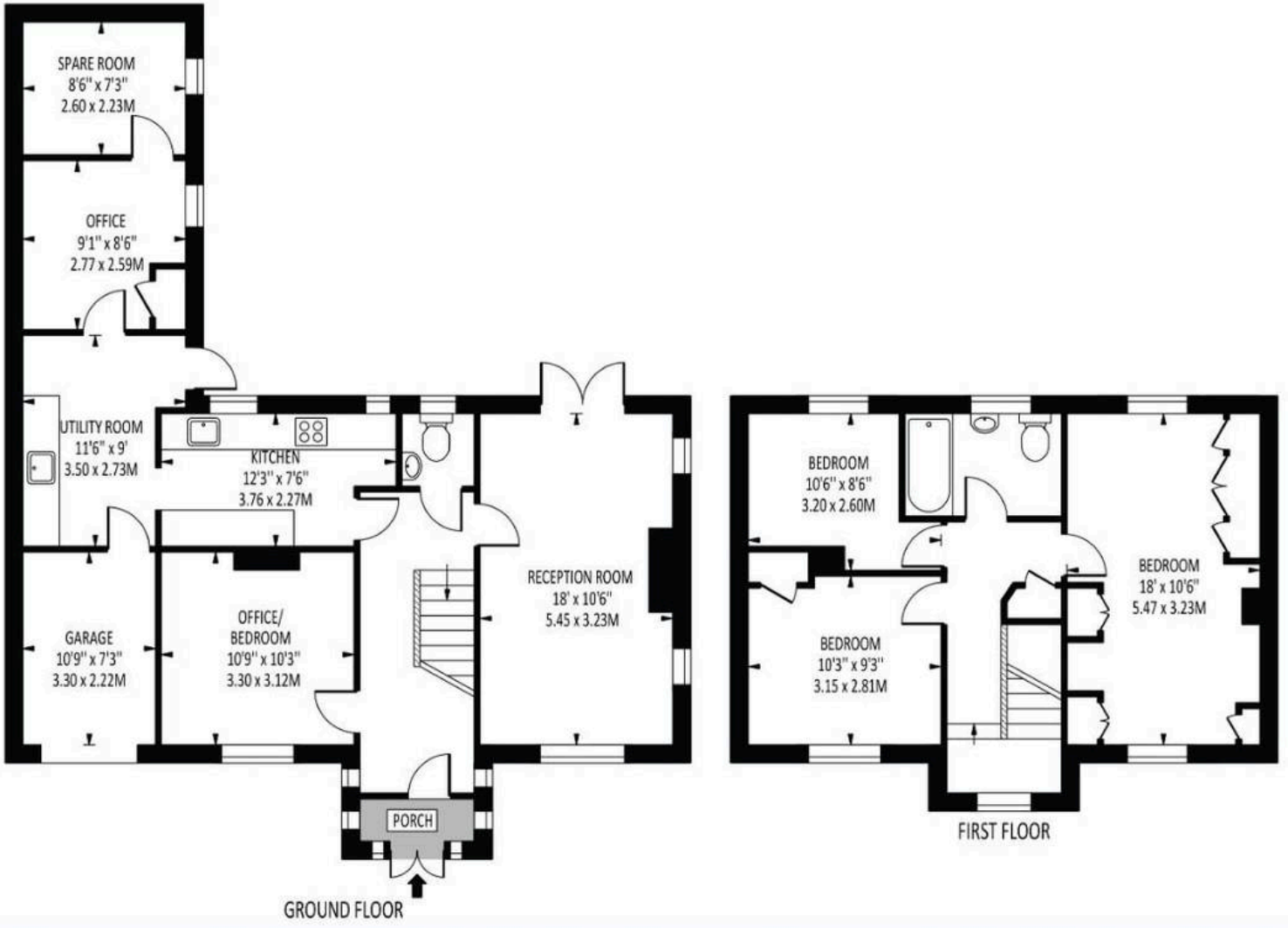




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Total Area: 1381 SQ FT • 128.26 SQ M
(Including Garage)
Garage Area : 79 SQ FT • 7.33 SQ M



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.



The Personal Agent Ltd

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