



RUFFETTS WAY, BURGH HEATH, SURREY, KT20

£695,000

FREEHOLD

Winkworth





RUFFETTS WAY

BURGH HEATH, SURREY, KT20

THIS SPACIOUS AND DETACHED FOUR BEDROOM HOUSE WITH ITS ADDITIONAL ANNEXED ACCOMMODATION, IS LOCATED IN A MUCH SOUGHT AFTER DEVELOPMENT, WITHIN WALKING DISTANCE OF BANSTEAD HIGH STREET.

Situated in an established residential position being within easy reach of Banstead High Street with its blend of local and national retailers. Frequent bus services are available to neighbouring towns including Epsom, Sutton and Reigate. The Lady Neville Recreation Ground with its park café is close by, as are Banstead Downs and Cuddington Golf Courses.



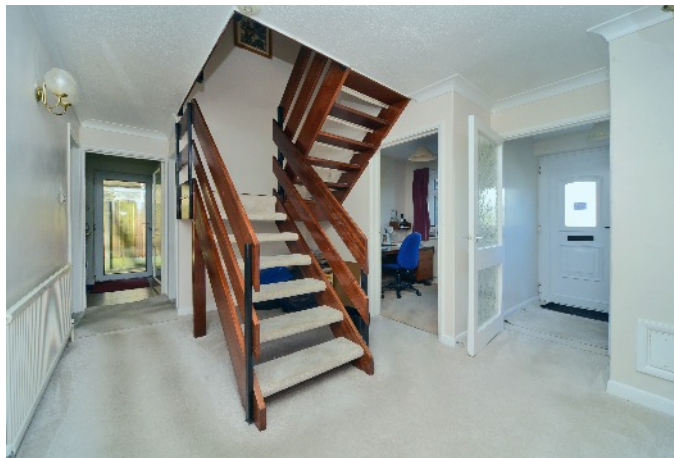
RUFFETTS WAY
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This deceptively spacious property offers flexible accommodation and comprises entrance porch, spacious hallway, a full length, double aspect sitting room with sliding doors opening to the rear garden and folding doors leading to a separate dining room that also has direct access to the rear garden. The fitted kitchen, utility, cloakroom and study complete the ground floor.

On the first floor the main bedroom has fitted wardrobes and an en-suite bathroom. There are three further generous sized bedrooms all with fitted wardrobes, and a family bathroom.

Outside, the frontage is open plan and lawned. The driveway provides off road parking and leads to the attached double garage which has power, lighting and an electric up and over door. Side access leads to the south westerly facing rear garden which is paved for ease of maintenance.

The property also benefits from both gas heating and double glazing.



BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Hall
- Downstairs WC
- Living Room - 21'10" x 11'10" (6.65m x 3.61m)
- Dining Room - 11'0" x 10'10" (3.35m x 3.30m)
- Study - 6'8" x 6'8" (2.03m x 2.02m)
- Kitchen - 10'10" x 10'2" (3.30m x 3.10m)
- Utility Room

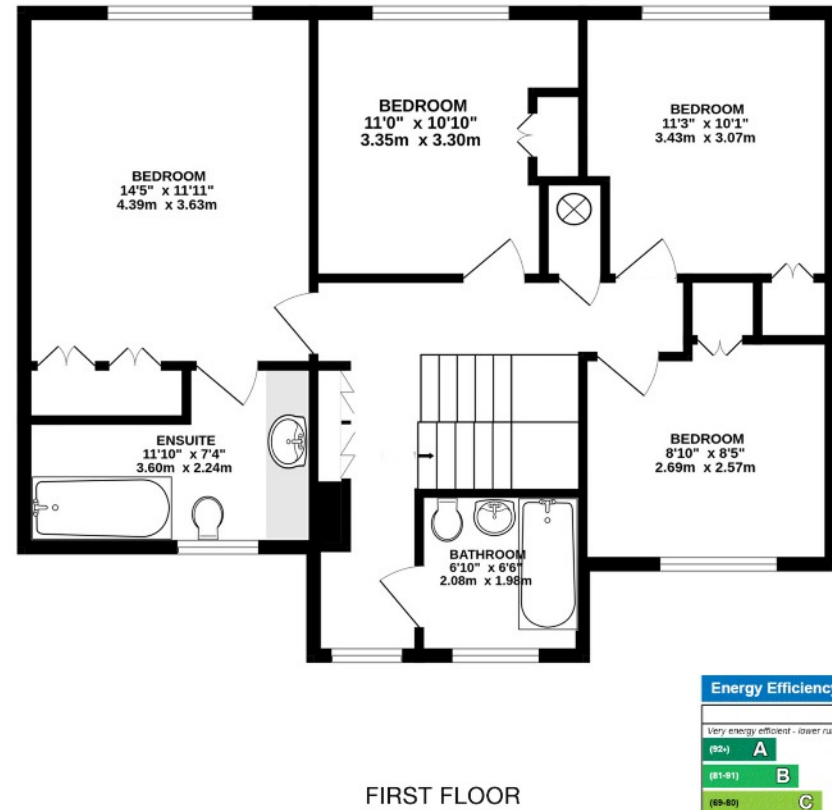
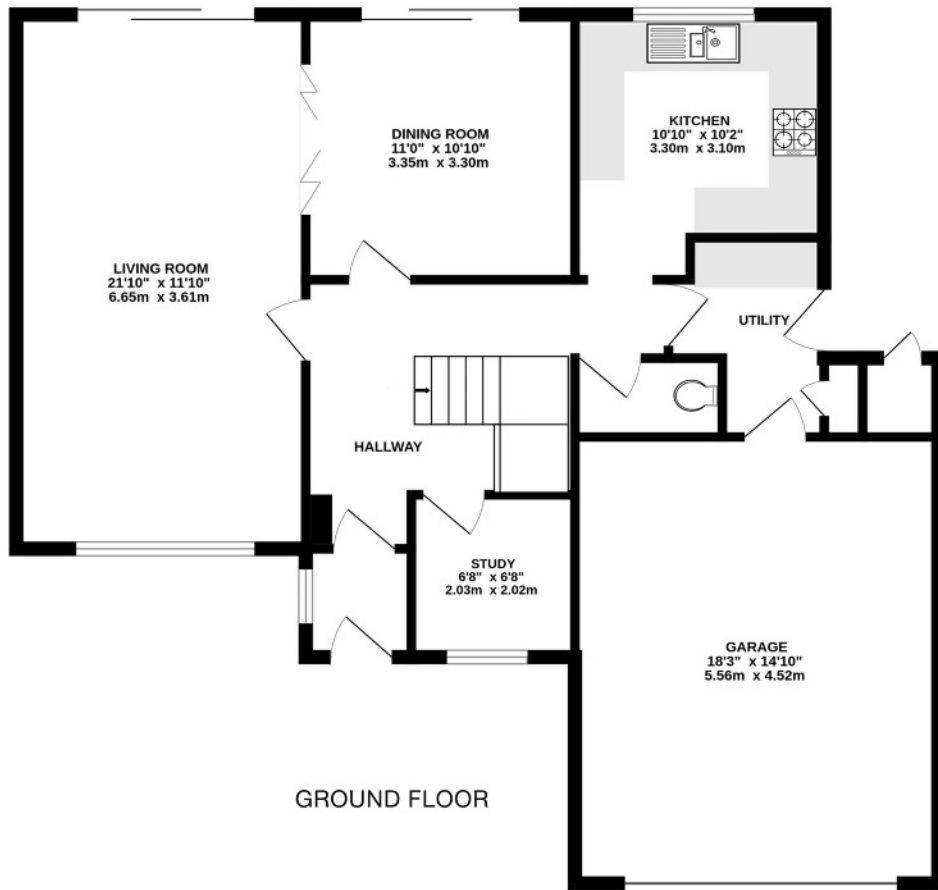
- Bedroom 1 - 14'5" x 11'11" (4.39m x 3.63m)
- En-suite - 11'10" x 7'4" (3.60m x 2.24m)
- Bedroom 2 - 11'0" x 10'10" (3.35m x 3.30m)
- Bedroom 3 - 11'3" x 10'1" (3.43m x 3.07m)
- Bedroom 4 - 8'10" x 8'5" (2.69m x 2.57m)
- Bathroom - 6'10" x 6'6" (2.08m x 1.98m)

- Garage - 18'3" x 14'10" (5.56m x 4.52m)
- Rear Garden - 20' (6.09m) approximately

- Council Band G







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	67	83
England, Scotland & Wales	EU Directive 2002/91/EC	

Ruffetts Way, Burgh Heath KT20 6AF

INTERNAL FLOOR AREA (APPROX.) 1790 sq ft/ 166.3 sq m

Garden extends to 20' (6.09m) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.





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