



TATTENHAM WAY, BURGH HEATH, TADWORTH, SURREY, KT20

£895,000

FREEHOLD

Winkworth





TATTENHAM WAY

BURGH HEATH, TADWORTH, SURREY, KT20

A VERY ATTRACTIVE FOUR BEDROOM DETACHED HOUSE, BEAUTIFULLY PRESENTED THROUGHOUT.

This delightful four bedroom house is located in a sought-after tree lined road. Well-regarded schools, local shops and amenities, as well as good transport links are close by.

Banstead High Street offers a more comprehensive selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food.



TATTENHAM WAY

BURGH HEATH, TADWORTH, SURREY, KT20

This lovely four bedroom house occupies a corner plot with beautiful gardens, is bright and spacious throughout, and has been meticulously maintained by the current owners.

The ground floor briefly comprises; entrance porch, downstairs cloakroom, dining room, double aspect living room with feature fireplace, an extended kitchen/breakfast room with granite worktops and a range of appliances, space for a dining table and chairs, plus a pantry area, and a sitting room with sliding patio doors which afford a lovely view of the garden.

The first floor provides four double bedrooms, and a well-appointed family bathroom. The principal bedroom benefits from fitted wardrobes and an ensuite bathroom.

Outside, the front and rear gardens are well established and a delight. Accessed through double wooden gates, the generous driveway allows off street parking for several cars. The attractive central lawn feature with an ornamental fountain is surrounded by shrub borders, all framed with high hedges.

The tranquil rear garden has a nice patio area adjacent to the house, a small manicured lawn and pond feature, complimented by mature shrub and hedge borders.

The area is also surrounded by some of Surrey's finest open green belt countryside, where fine walks and sporting pursuits such as golf and horse riding can be enjoyed.

BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

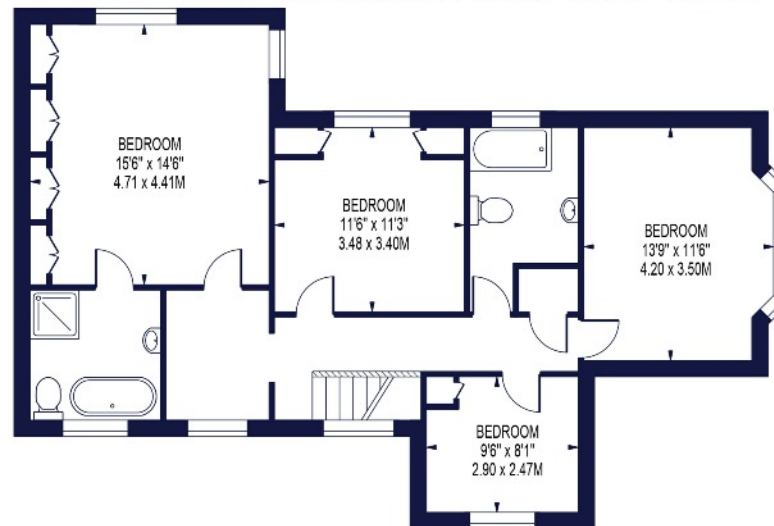
AT A GLANCE...

- Entrance Porch
- Living Room - 16'9" x 12'6" (5.12m x 3.80m)
- Dining Room - 16'9" x 12'6" (5.12m x 3.80m)
- Sitting Room - 14'3" x 8'3" (4.35m x 2.48m)
- Kitchen/Breakfast Room - 25'0" x 8'9" (7.62m x 2.70m)
- Pantry
- Downstairs WC
- Bedroom 1 - 15'6" x 14'6" (4.71m x 4.41m)
- Ensuite Bathroom
- Bedroom 2 - 13'9" x 11'6" (4.20m x 3.70m)
- Bedroom 3 - 11'6" x 11'3" (3.48m x 3.40m)
- Bedroom 4 - 9'6" x 8'1" (2.90m x 2.47m)
- Family Bathroom
- Tandem Garage - 27'9" x 8'9" (8.45m x 2.68m)
- Garden - 53' max (16.15m) approx
- Council Tax Band - F

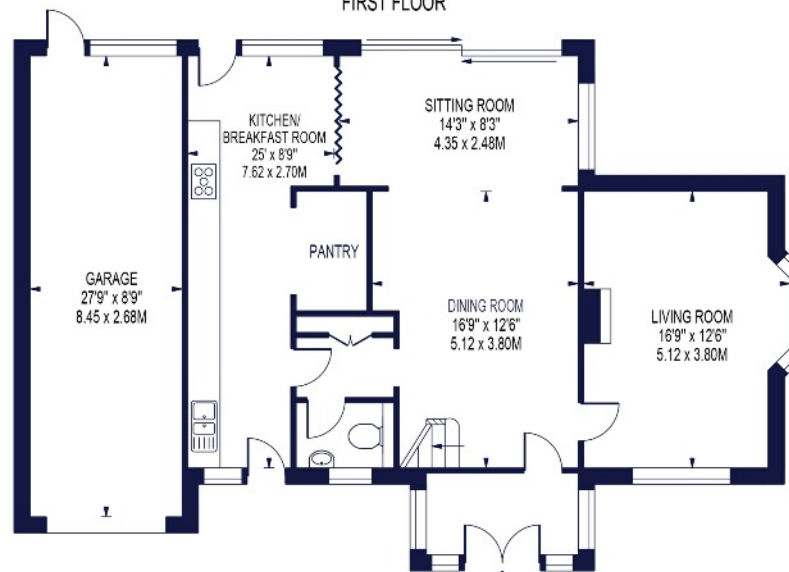




APPROXIMATE GROSS INTERNAL FLOOR AREA: 1706 SQ FT - 158.49 SQ M
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 244 SQ FT - 22.65 SQ M



FIRST FLOOR



GROUND FLOOR

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 OR CONTRACT.
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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Banstead office

100 High Street, Banstead, SM7 2NN
01737 362 362 | banstead@winkworth.co.uk

winkworth.co.uk/banstead

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See things differently.