



**TATTENHAM WAY,** BURGH HEATH, TADWORTH, SURREY, KT20

**£825,000**

FREEHOLD

**Winkworth**







## TATTENHAM WAY

BURGH HEATH, TADWORTH, SURREY, KT20

### **AN ATTRACTIVE AND VERSATILE THREE BEDROOM DETACHED HOUSE, SITUATED ON A GENEROUS PLOT.**

This delightful three 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

Set on a generous plot, this attractive three bedroom detached family home offers very versatile accommodation.

The ground floor briefly comprises; storm porch, entrance hall, downstairs cloakroom, double length reception/living room with feature fireplace and front aspect bay window, dining room with double doors opening onto the rear garden, a breakfast room leading into the kitchen which has direct access to the rear garden and a sizeable study.

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

Outside, the well screened frontage, which is block paved, provides off road parking for several vehicles and leads to a detached garage with adjoining store and utility. The large rear garden, which measures approximately 93 feet, has an attractive patio area adjacent to the property and an extensive lawn area 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 can be enjoyed.





## BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

### AT A GLANCE...

- Hallway
- Downstairs WC
- Reception Room - 16'0" x 11'9" (4.84m x 3.58m)
- Sitting Room - 13'9" x 10'8" (4.18m x 3.26m)
- Dining Room - 15'9" x 11'0" (4.77m x 3.33m)
- Study - 11'9" x 7'9" (3.58m x 2.33m)
- Kitchen - 11'0" x 7'9" (3.33m x 2.33m)
- Breakfast Room - 8'9" x 8'9" (2.70m x 2.70m)
- Utility - 8'1" x 7'1" (2.47m x 2.15m)
- Bedroom 1- 15'6" x 11'6" (4.74m x 3.52m)
- Ensuite Bathroom
- Bedroom 2 - 15'9" x 14'0" (4.83m x 4.26m)
- Bedroom 3 - 13'9" x 10'9" (4.18m x 3.27m)
- Family Bathroom
- Garage - 15'6" x 8'0" (4.74m x 2.45m)
- Store - 14'6" x 7'3" (4.40m x 2.19m)
- Garden - 93' max (28.35m) approx







TATTENHAM WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1645 SQ FT - 152.83 SQ M

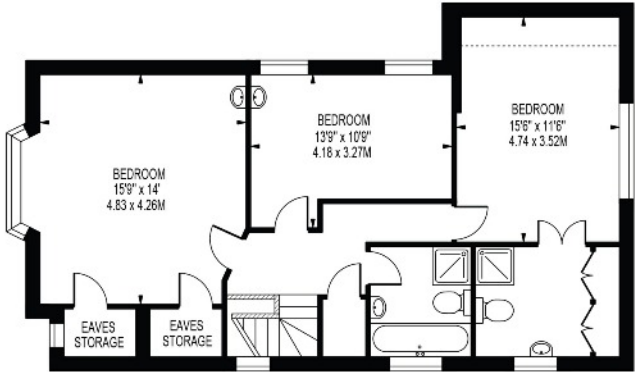
(EXCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA, UTILITY ROOM, STORAGE & GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 54 SQ FT - 4.98 SQ M

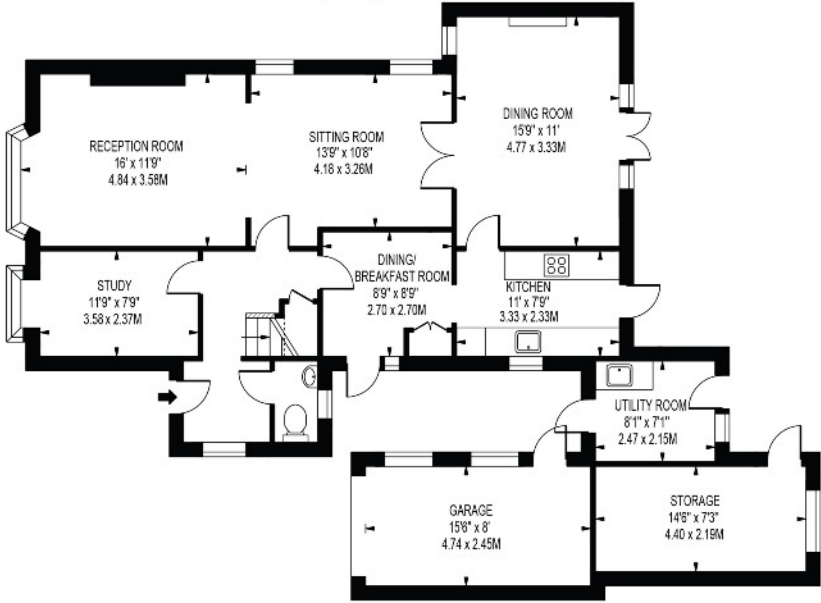
APPROXIMATE GROSS INTERNAL FLOOR AREA OF UTILITY ROOM: 57 SQ FT - 5.31 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 125 SQ FT - 11.61 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 104 SQ FT - 9.64 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.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





Under the Consumer Protection Regulations 2008, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

## Banstead office

100 High Street, Banstead, SM7 2NN  
01737 362 362 | [banstead@winkworth.co.uk](mailto:banstead@winkworth.co.uk)

[winkworth.co.uk/banstead](http://winkworth.co.uk/banstead)

**Winkworth**

See things differently.