



Waterer Gardens, Tadworth

The **PERSONAL** Agent

Price Guide £800,000

Freehold

- 2178 sq ft Bungalow
- Extended and Detached
- Three bedrooms
- 18'11 X 12'9 Reception room
- 16'8 x 15'2 2nd Reception room
- 11'2 x 5'8 Study
- Ensuite shower room to Bedroom one
- 14'3 x 12'1 Kitchen
- East facing rear garden
- 20'6 x 10'8 Garage

The Personal Agent are delighted to offer for sale this 2178 sq ft detached three bedroom extended bungalow.

The property benefits from a 18'11 x 12'9 reception room leading into another reception room 16'8 x 15'2. Additional benefits include a study and a 20'6 x 10'8 garage.

Burgh Heath is situated in between Epsom Downs, Banstead and Kingswood. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

The property comprises of a hallway, which leads to



three of the bedrooms, the primary bedroom having the added benefit of an ensuite shower room. There is also a main bathroom with a shower over the bath.

Off the hallway is the kitchen which has views of the rear garden and access to the double reception room. There's also access to the study from the living room which also leads to the garage. There is a pull down ladder which leads to a fully boarded loft with heating, lighting and power.

Outside there is a patio area, with the rest laid to lawn. The property also benefits from ample parking to the front on the driveway.

For the golf enthusiasts, there are four

world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the 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 super-store as well as a useful local parade of shops. There are a variety of local excellent schools nearby.

Tenure - Freehold
Council tax band - F



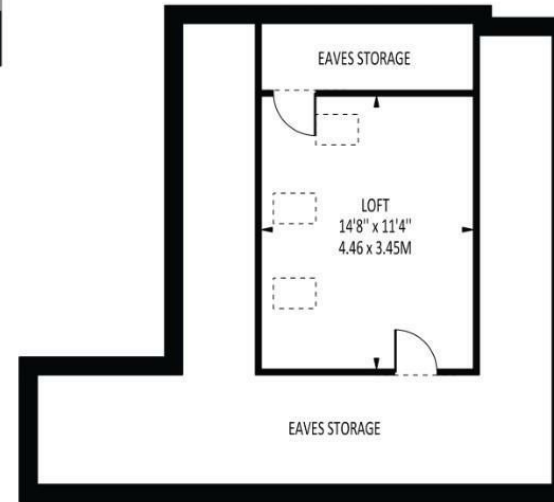
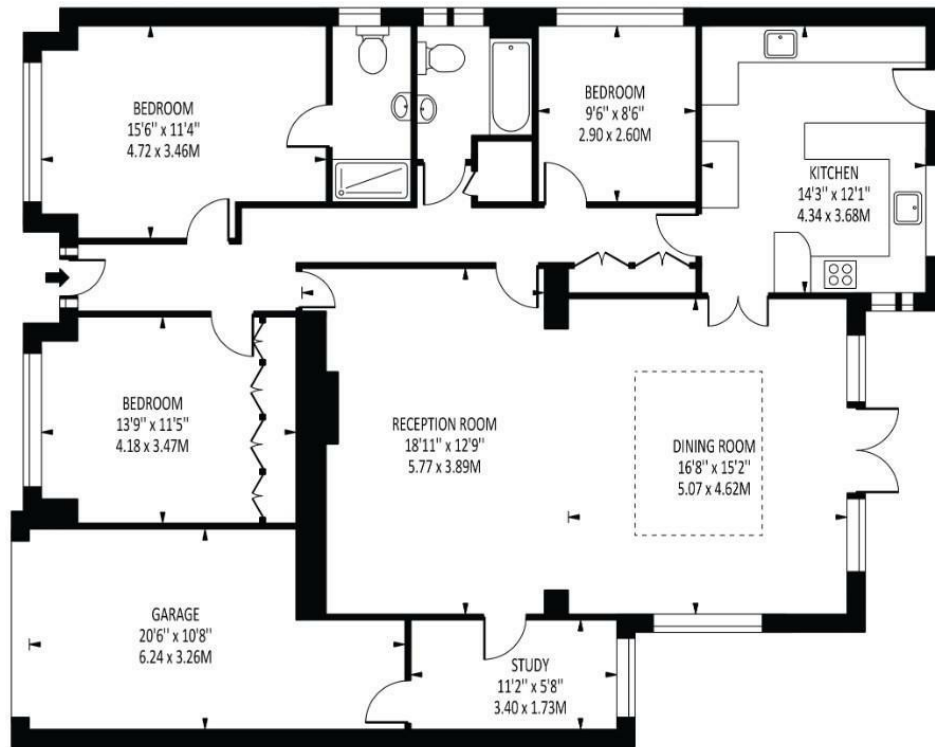


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Total Area: 2178 SQ FT • 202.36 SQ M
(Including Eaves Storage & Garage)
Eaves Storage Area : 356 SQ FT • 33.03 SQ M
Garage Area : 191 SQ FT • 17.76 SQ M



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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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The
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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

