



Tattenham Way, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £825,000 Freehold

- Three/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

Designed for easy, flexible living, this generously proportioned three/four bedroom detached home sits on a substantial plot with a long, private rear garden, perfect for relaxing, entertaining, or family time. Inside, the bright and adaptable layout includes a spacious dual aspect living area, a well appointed kitchen, utility room, and additional rooms ideal for working from home or creating separate living zones.

The outdoor space is a real highlight, featuring a versatile garden chalet that can be used as a home office, studio, or social space, along with scope to further extend the property (STPP). Conveniently located within easy reach of everyday amenities, schools, and transport links, this home offers a great blend of space, comfort, and lifestyle appeal.

This impressive three/four-bedroom detached home offers a superb combination of modern comfort and traditional appeal, set on a generous plot with a large rear garden, off-street parking, and a garage with remote-controlled access.

Inside, the property provides spacious and versatile accommodation throughout. The bedrooms are well-proportioned, offering comfortable and private spaces, while the kitchen is thoughtfully designed with ample storage and worktop space, ideal for both everyday use and entertaining. The dual



aspect main living area is bright and inviting, enhanced by large windows that flood the space with natural light, creating a welcoming setting for relaxing or hosting guests. A separate utility/laundry room and a convenient downstairs WC add further practicality.

The ground floor also offers additional flexible rooms, perfectly suited for use as home offices, playrooms, or extra living space, ideal for those working from home or needing adaptable accommodation.

To the rear, the substantial garden extends to approximately 85 feet, presenting excellent potential for further extension (subject to planning permissions). A recently added Swiss-style garden chalet provides a fantastic bonus space, easily adaptable as a home office, studio, teenage retreat, or garden bar. There is also the benefit of two sheds that are powered.

Ideally located close to local amenities, well-regarded schools, and green spaces, the property also benefits from strong transport links, offering easy access to surrounding towns and cities while maintaining a peaceful residential setting.

Offering space, flexibility, and future potential, this is a fantastic opportunity to acquire a well-rounded home suited to a variety of lifestyles.

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.

Tenure - Freehold
Council Tax Band - F



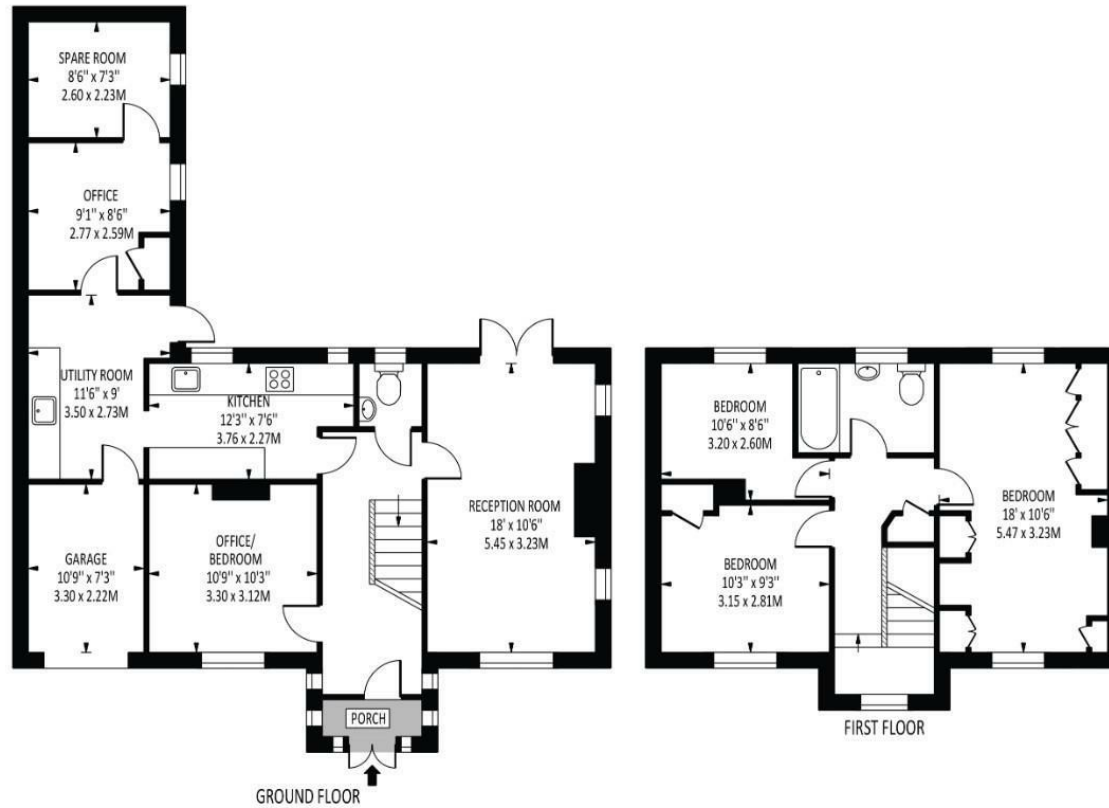


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Tattenham Way

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 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		81
(81-91) B		
(69-80) C	69	
(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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 Epsom, Surrey, KT18 7RG
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STONELEIGH/EWELL OFFICE

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 020 8393 9411

BANSTEAD OFFICE

141 High Street
 Banstead, Surrey, SM7 2NS
 01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
 Tadworth, Surrey, KT20 5AG
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LETTINGS & MANAGEMENT

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