



Tattenham Way, Burgh Heath

The **PERSONAL** Agent

Guide Price £650,000

Freehold

- 2 double bedroom semi detached property
- Approximately 1,238 sq ft
- Beautiful mature south facing garden
- Scope to extend, STPP
- Excellent opportunity to personalise
- Moments from local schools
- Offered with no onward chain
- Generous and versatile accommodation
- Attached garage to the side

Situated on Tattenham Way, this well proportioned two bedroom property offers 1,238 sq ft of accommodation, a beautiful south facing rear garden and exciting potential to extend, subject to the necessary planning permissions.

The property is now in need of modernisation, providing an excellent opportunity for a buyer to update and personalise the home to their own taste. Further benefits include being just moments from local schools and being offered to the market with no onward chain.

A fantastic opportunity for those looking to create a bespoke home in a convenient and sought after location, with excellent potential to add value through modernisation and extension, subject to planning.

This well proportioned 2 double bedroom property on Tattenham Way presents an exciting opportunity for those looking to create a wonderful home in a sought after location.



Spanning approximately 1,238 square feet, the property offers generous accommodation with excellent potential for modernisation and further enhancement.

The property is in need of updating, providing an ideal blank canvas for a purchaser to personalise and modernise to their own taste. There is also scope to extend, subject to the necessary planning permissions, offering the potential to further enhance the accommodation and add value.

Outside, the property benefits from a beautiful south facing rear garden, providing a wonderful private space for relaxing and entertaining. Conveniently positioned just moments from local schools and amenities, the property is also offered to the market with no onward chain, making this an appealing opportunity for buyers seeking a home with genuine potential.

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 as well as being a short distance from Tattenham Corner station which provides links to London Bridge.

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 - E

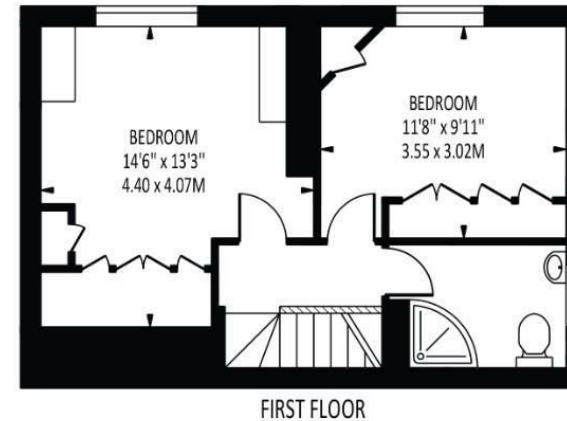
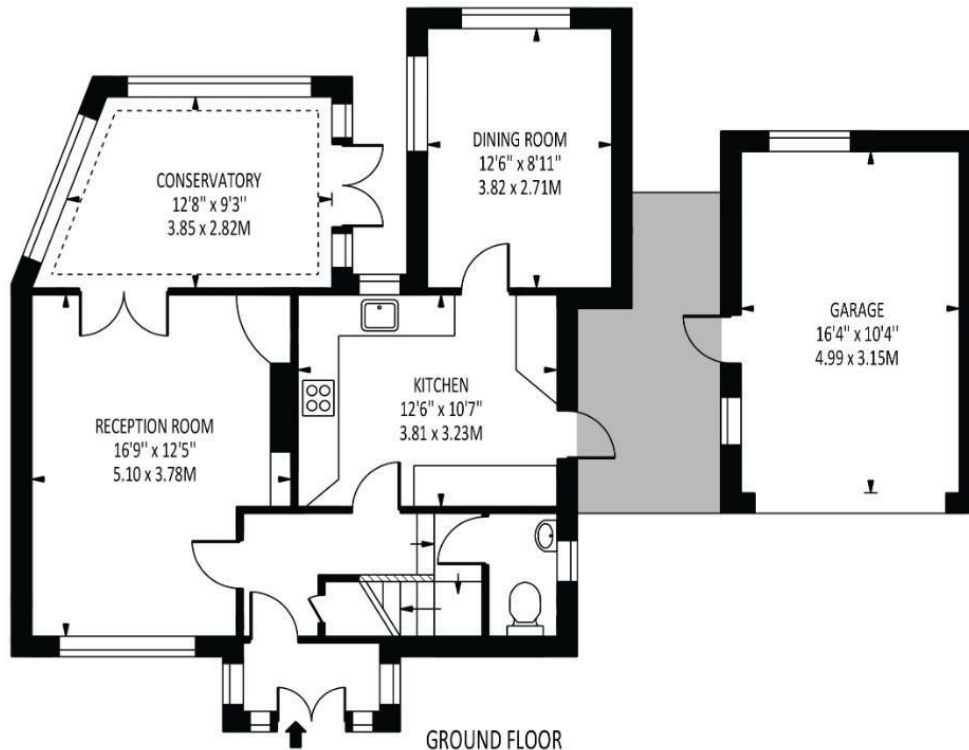




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Tattenham Way

Total Area: 1238 SQ FT • 114.97 SQ M
(Including Garage)
Garage Area : 169 SQ FT • 15.72 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		
(81-91) B		
(69-80) C	70	75
(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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