



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

This delightful detached house presents an exceptional opportunity for those seeking a spacious and versatile family home. Spanning an impressive 1,381 square feet, the property boasts three well-proportioned reception rooms and three comfortable bedrooms, making it ideal for both relaxation and entertaining.

The interior of the home is designed for easy, flexible living. The bright and airy dual aspect living area invites natural light, creating a warm and welcoming atmosphere. The well-appointed kitchen is perfect for culinary enthusiasts, while the utility room adds practicality to daily life. Additionally, the layout includes extra rooms that can be tailored to suit your needs, whether as a home office, playroom, or guest accommodation.

One of the standout features of this property is the expansive private rear garden, which offers a tranquil retreat for family gatherings or quiet moments of reflection. The garden also includes a versatile chalet, which can serve as a home office, creative studio, or social space, providing endless possibilities for its use. Furthermore, there is potential to extend the property, subject to planning permission, allowing you to personalise your home to your liking.

Conveniently situated, this residence is within easy reach of local amenities, reputable schools, and excellent transport links, ensuring that everything you need is just a stone's throw away. This home truly embodies a perfect blend of space, comfort, and lifestyle appeal, making it an ideal choice for families and professionals alike. Don't miss the chance to make this wonderful property your own.

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



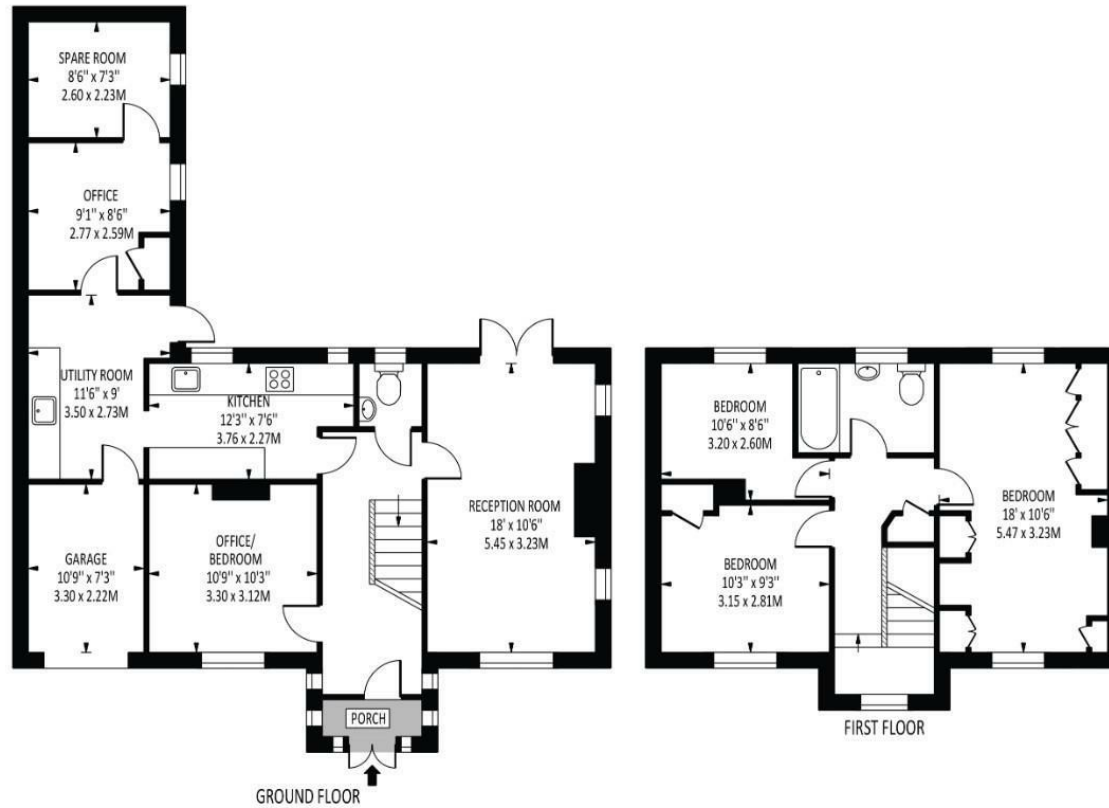


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Total Area: 1381 SQ FT • 128.26 SQ M
(Including Garage)
Garage Area : 79 SQ FT • 7.33 SQ M



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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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.

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