



Tattenham Way, Tadworth

The **PERSONAL** Agent

Price Guide £850,000

Freehold

- 1978 sq ft property
- Three / Four bedroom detached house
- Four / five reception rooms
- Separate kitchen & utility room (8'1 x 7'1)
- Three double bedrooms on first floor
- En-suite to primary bedroom
- 0.22 of an acre plot
- Garage (15'6 x 8')
- Storage room (14'6 x 7'3)

A character 1930s extended detached three/four bedroom house with just under 2000sq ft of accommodation. A particular feature is the plot size of 0.22 of an acre, one of the largest in the road. Additional benefits include four/five reception rooms and a garage (15'6 x 8') with additional storage room (14'6 x 7'3). The property has great potential for further extension (subject to permission) if required.

The property consists of an entrance hall, guest cloakroom, study/bedroom four, inner hallway with access to two of the four reception rooms; and kitchen. On the first floor there are three



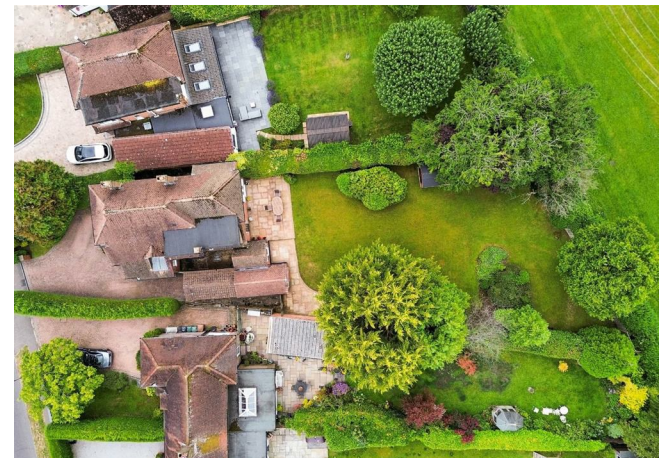
double bedrooms, the principal bedroom having an en-suite shower room. The main bathroom completes the upstairs accommodation. Outside there is access to the utility room, storage room and garage. To the front there is parking on the driveway. The rear garden is some 105' deep and laid to lawn with mature trees and shrubs.

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.

Freehold





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Total Area: 1978 SQ FT • 183.79 SQ M
(Including Eaves Storage, Restricted Height Area, Utility Room, Storage & Garage)
Eaves Storage & Restricted Height Area: 54 SQ FT • 4.98 SQ M
Utility Room Area: 57 SQ FT • 5.31 SQ M
Garage Area: 125 SQ FT • 11.61 SQ M
Storage Area: 104 SQ FT • 9.64 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	80
England & Wales		EU Directive 2002/91/EC

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