

Tangier Way, Burgh Heath, Surrey

Offers Over £800,000 - Freehold

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WILLIAMS HARLOW
















she's magic that one






COUNTING TO 100

Located in the tranquil cul-de-sac of Tangier Way, Tadworth, this charming 3/4 bedroom detached house presents an exceptional opportunity for families seeking a spacious and adaptable home. With a generous plot of 0.2 acres, the property is fronted by a picturesque wooded copse, providing a serene backdrop and a sense of privacy.

The residence boasts three well-proportioned reception rooms, perfect for entertaining guests or enjoying family time. Additionally, the flexible layout allows for the possibility of a fourth bedroom, catering to various living arrangements.

The potential for extension, subject to planning permission, offers exciting possibilities for those looking to personalise their home further. Parking is a breeze with space for up to five vehicles, making it ideal for families with multiple cars or visitors.

This delightful character home is not only a haven of tranquillity but also a canvas for your imagination, allowing you to create the perfect living space in a sought-after location. With its combination of charm, space, and potential, this property is a must-see for anyone looking to settle in the beautiful area of Tadworth.

## THE PROPERTY

The property is located at the head of a private cul-de-sac in a peaceful position. This 3/4 four bedroom detached house enjoys a westerly aspect and the garden broadens to the rear and offers significant scope for any buyer to create a wonderful home with opportunities to further extend (STP). Internally the property flows well with three generous reception rooms and a study/bedroom four to the ground floor. There is also an extended entrance porch which also provides a large downstairs WC and the extension also provides a large kitchen/breakfast room to the rear. To the first floor there are three good sized bedrooms serviced by a main bathroom. This property is ready to view now and don't miss the opportunity to make this stunning home your own.

## OUTSIDE AREA

The property enjoys a westerly aspect plot of approximately 0.2 acres. Upon approaching the property there is a newly laid driveway with parking for up to 3/4 vehicles surrounded by well tended flower/shrub borders. The driveway continues to the side of the property which gives access to a detached garage. From here there is access to the stunning rear garden, one of the standout features of the property. There is a patio to the rear and a wide expansive lawn with an array of mature trees/shrubs and the garden enjoys a high degree privacy ideal for relaxing and entertainment.

## FROM THE SELLER

When we first bought this house, we did so with the intention of making it our forever home and it truly has felt that way ever since. The garden has always been a particular joy, a sunny place perfect for relaxing or entertaining on long summer days. There's a genuine sense of community on this road, where everyone looks out for one another. Although we've invested a great deal into creating the home we dreamed of, there's still exciting potential for someone new to extend or adapt the space even further. It's a house that can continue to grow with its owners, just as it did with us. Leaving will be bittersweet, as we know how special this house truly is, but due to relocation it's time for a new family to enjoy everything we've loved about living here.

## SELLER IMPROVEMENTS

Extended driveway and blocked paved
Replaced all flat roofs
Replaced electrics and installed switchboard (including garage electrics and external ports)
Plastered downstairs throughout and updated / installed feature fireplace / new radiators in hallway and study
Laid hard floor throughout downstairs
Replaced all carpets
Upgraded and replaced downstairs toilet
Plastered and redecorated bedrooms
Re insulated and boarded loft
Replaced bedroom and bathroom windows
Replaced boiler and moved into loft in preparation for extension
Redesigned and upgraded main bathroom (summer 2025)

## THE LOCAL AREA

The property is located within easy walk of excellent local schools plus green open spaces including Tattenham recreation ground, the ever popular Nork Park and Epsom Downs. Banstead Village is nearby as is Epsom town centre both of which offer an array of local shops, restaurants, cafes and all local amenities, alternatively Asda superstore and Tattenham parade of shops are a short walk away. There are excellent connections to the A217 road network which connects to the M25, M23 and A3, as well excellent local schools both at primary and secondary level. The area is is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought with miles of open countryside on your doorstep.

## LOCAL SCHOOLS

Warren Mead Junior School – Ages 7-11
Warren Mead Infant School – Ages 2-7
Epsom Downs Community School – Ages 3-11
Shawley Community Primary Academy – Ages 2-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

## LOCAL TRAINS

Tattenham Corner to London Bridge 1 hour
Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Ewell West Station – Waterloo 33 minutes

## LOCAL BUSES

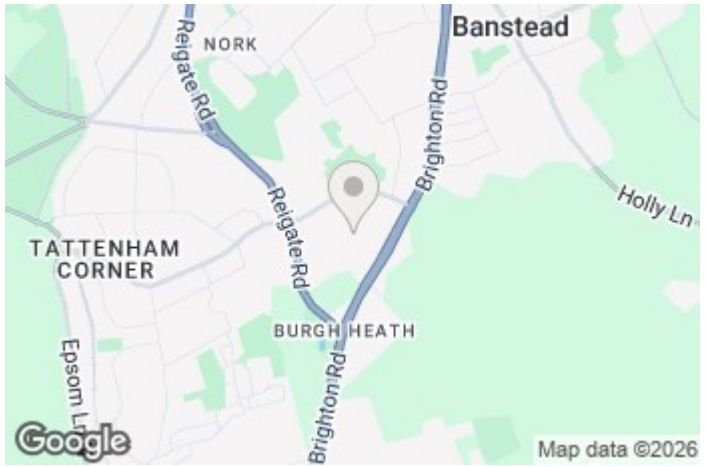
S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## WHY WILLIAMS HARLOW

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## COUNCIL TAX

Reigate & Banstead BAND F £3,691.80 2026/27



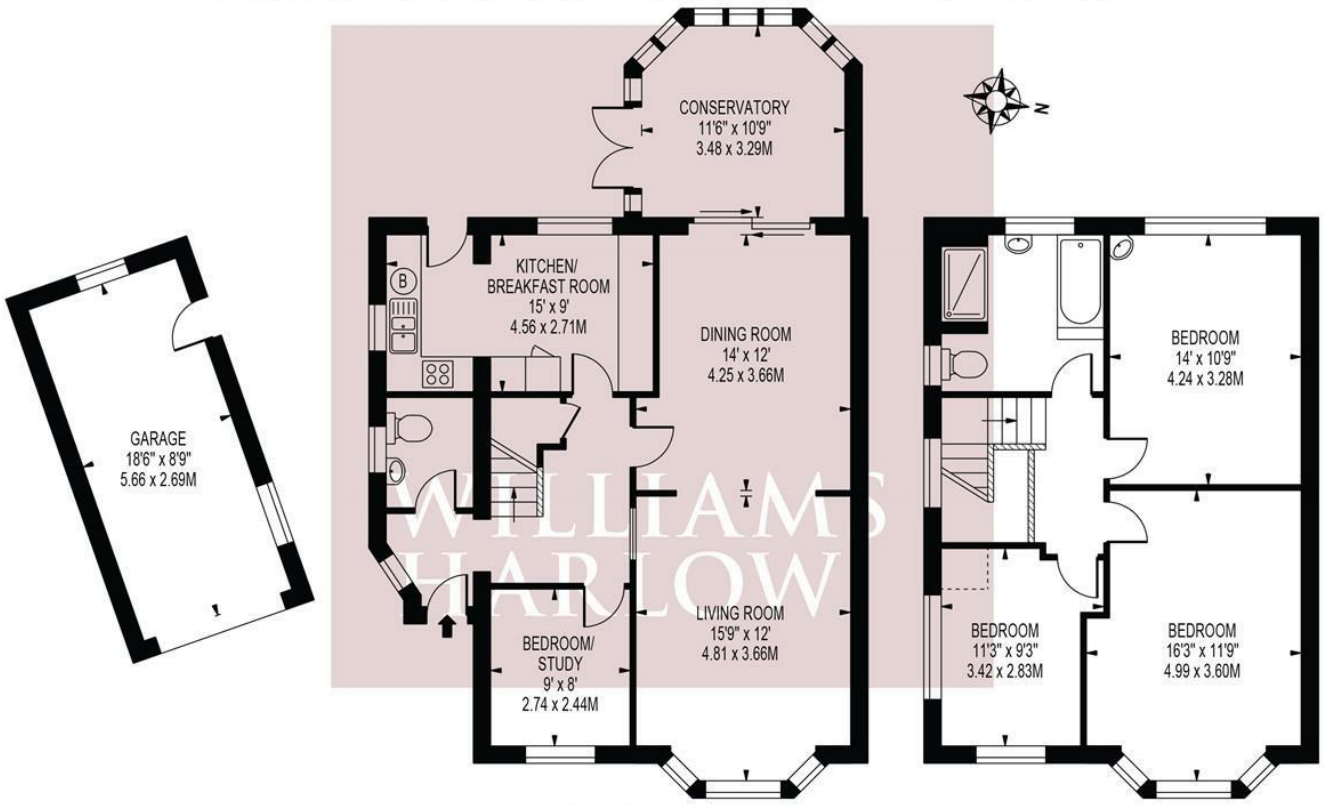
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.


Banstead Office
Call: 01737 370022
31 High Street, Banstead, Surrey,
SM7 2NH

banstead@williamsharlow.co.uk
www.williamsharlow.co.uk

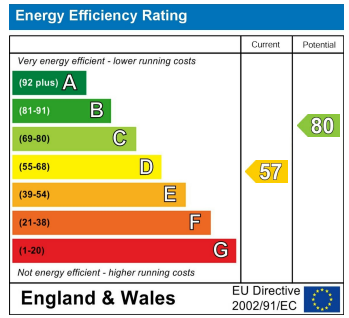

# TANGIER WAY, BURGH HEATH

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1448 SQ FT - 134.55 SQ M
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 164 SQ FT - 15.23 SQ M




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 OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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